

**Hiller Highlands Four Association
Board of Directors Meeting
Wednesday, March 16, 2016
Highlands Country Club**

The meeting was called to order at 7:00 p.m. by President York Chan. Board members present were Walter Schindler, Treasurer; Andrew Collier, Secretary; and Steve Coiteux. Committee chairs present were Pauly Langguth, CORE and Neighborhood Watch; Janet Saalfeld, Welcome; Barbara Schindler, Landscape; and David Spellmeyer, ACC.

The minutes of the January 20, 2016 meeting were accepted and approved.

Old Business

Secretary Collier reported the first draft of the CC&R re-write has been accomplished. He explained his view that the changes to Davis Stirling do not require changes to the CC&Rs, because the statutory mandates will take precedence over anything to the contrary in the CC&Rs. He proposed that the Board and members of the standing committees review the first draft of the revised CC&Rs over the next two months and suggest any changes and additions. Once the Board and standing committees are satisfied with the draft revision of the CC&Rs, the Board can then present it to the Association using various media; Q&As about the changes could be conducted using different media, as well as in person. Issues raised at the meeting included: provision for maintenance of improvements on common area that benefit particular units but not others; financial responsibility for obtaining mandatory inspections and certificates for sewer laterals upon transfer of a unit.

President Chan reported on behalf of Bob Kuzma that the drive corruption issue for the security cameras had been resolved by a technical consultant. The next step is to finalize the installation with the contractor.

New Business

Ms. Langguth secured a guest speaker from the Oakland Police Department for the April 6, 2016 annual Association meeting. The dinner preceding the meeting will be catered. Ms. Langguth and Ms. Saalfeld advised that the budget should be increased to pay for catering for the two annual Association social events.

The Board voted and authorized President Chan to present a proposal to the Mr. and Mrs. Malms regarding removal of redwood trees on the slope to the east of Captains Cove. The Board also voted and authorized President Chan to make multiple proposals, if necessary, as required.

The Board voted to accept the proposal of the owners of 16 SH, 17 SH, 19 SH, 1 CC, 3 CC, 5 CC and 7 CC, to paint the north curb of Captains Cove red from the intersection with Schooner Hill back to the storm drain. This plan should solve the problem of cars parking too close to the intersection, while preserving adequate street parking for the nearby homes. There was a general discussion of the speeding violations on the common private streets.

Treasurer's Report

Treasurer Schindler distributed the most recent financial reports and reported that the Association had paid its taxes, and the Association's CPA had audited our books.

Welcome

Ms. Saalfeld reported there are new tenants in 12 SH and a new owner of 45 SH.

Landscape

Ms. Schindler recommended that the streetscape in front of 36 SH not be replanted at this time given the problems of unusually heavy wear there in the past year. The Board voted to accept and authorize her recommendation.

Ms. Schindler recommended that the Board authorize planting of a live oak in the common area behind 19 SH; the owners of 19 SH had agreed to that tree. The Board voted to accept and authorize her recommendation.

Streets and Lights

Mr. Seligson was not present, but reported via Treasurer Schindler that COMCAST had replaced a sunken utility cover in the pavement near the intersection of Schooner Hill and Captains Cove. Secretary Collier expressed grave reservations about making streetlights brighter. Treasurer Schindler noted that the streetlights have a remaining life expectancy of approximately 20 years.

Architecture

Mr. Spellmeyer advised that he intends to resign his position as chair of the ACC for personal reasons in the very near future.

Parking

Parking issues were discussed earlier in the meeting, when the issue of painting curbs red was discussed.

CORE and Neighborhood Watch

Ms. Langguth reported on a CORE Team meeting on February 27, 2016 to inventory the emergency boxes. On April 30, 2016, the CORE Team will participate in a city-wide CORE exercise.

The meeting was adjourned at approximately 9:30 p.m.

The next meeting of the Board is scheduled for May 18, 2016 at 7:00 p.m.

Respectfully submitted

Andrew Collier
Secretary