

Hiller Highlands Four Association

Annual Meeting

Wednesday, April 3, 2019

Highlands Country Club

The meeting was called to order at 7 p.m. by President Toula Victor. Board members present were Treasurer Walter Schindler, Max Kozlov, Karen Cavanaugh and Secretary Will Mies. Committee chairs present were Barbara Schindler—Landscape; Max Kozlov—Architectural (ACC); Hal Teasdale—Parking; and Pauly Langguth, CORE & Neighborhood Watch.

President Toula Victor thanked Jean Martin and Leslie Paine for organizing the Annual Meeting reception, welcomed new residents to HH4, and thanked everyone for attending. Later in the meeting the board recognized Walter and Barbara Schindler for their many years of service to the association and welcomed Alan Reader as incoming President.

Committee Reports

Treasurer—Walter Schindler reported that HH4's finances are in good shape and the association's reserve account is currently 90% of the target amount. This is the amount of funding needed to meet future infrastructure requirements (paving streets, replacing retaining walls, etc.), over the next 30 years. He noted that funding for HH4 is currently higher than most other phases in Hiller. Schindler said he would be retiring as Treasurer this fall after many years of service and no successor has been found. HH4 may have to hire a professional management company in the future to supervise its finances and other

administrative functions and this would lead to a small increase in future HOA fees, he noted.

A motion was offered to adopt the following resolution by and on behalf of HH4. The motion was approved, seconded with membership approval by acclamation.

RESOLVED, that any excess in membership income over membership expenses for the year ending Dec. 31, 2019, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Landscape—Barbara Schindler said that a new landscaping service, Green Ventures, has been hired effective May 1 to replace current contractor BrightView. BrightView has become less responsive to association requests since the larger firm took over ownership of Cleary Brothers landscape service last year. Palm Hill, Green Venture’s owner, formerly worked for Cleary and is familiar with the landscape design and maintenance needs for HH4. She expressed confidence in the new firm to maintain quality standards and complete work on schedule. Hiring Green Ventures will also ensure continuity in HH4’s landscape design in the future. Barbara Schindler is retiring as Landscape chair this fall after many years of providing hands-on supervision.

ACC—Max Kozlov said his committee had recently completed its annual “walk-around” to notify homeowners of any needed repairs or maintenance (such as new exterior paint). He said most residences in HH4 were in good shape. Five owners were notified of the need to make improvements and three were addressing the problem. He noted that residents need to receive approval from ACC to install solar panels and directions describing the process are available on the HH4 website. He said consent of neighbors is required if the installation has any “line-of-sight” impact. He noted with PG&E considering cutting electricity

during high fire danger periods, some residents may be interested in installing backup generators for which no ACC approval is required. He noted that North Bay Hill Community Association's website has a bulletin board of recommended contractors for various projects.

Parking—Hal Teasdale said that proposed new Parking Rules would be voted by the board on May 15. The revised parking rules are designed to eliminate many of the ambiguities in the current rules and tighten them up. He said most residents comply with the current rules, but a few do not. One major objective of the rules to prevent parked cars from blocking access of emergency vehicles on narrower streets such as Captains Cove and Clipper Hill.

CORE/Neighborhood Watch—Pauly Langguth said the CORE emergency team has lost a few members and is recruiting new volunteers. The team recently cleaned and organized emergency storage sheds containing earthquake supplies. She said that residents should be prepared on high fire danger “red flag days” and have emergency supplies such as food and water ready if evacuation is required. Only three road routes are available to evacuate HH4. On Neighborhood Watch, she said that packages left by Amazon and other delivery companies continue to be stolen from front porches and neighbors need to be vigilant of suspicious vehicles.

New Business

President Toula Victor said that the board is looking into hiring a management company to handle such tasks as managing association finances, updating the CCR bylaws, and managing the landscaping

service. She said one management firm that comes “highly recommended,” which currently manages HH5, is Collins Management. The firm has submitted a proposal and the additional cost would be an increase in HOA fees of approximately \$65/quarter or \$260/yr. This would be in addition to the current HOA fee of \$610/quarter.

The board is considering hiring a management firm because several board members and committee chairs are retiring or have new work-related responsibilities. Toula Victor said that she would be retiring as President. Alan Reader has agreed to take her position as President and the board is looking for additional volunteers for other open positions. Reader previously served as HH4 president in 1998.

Annual meeting attendees voted to approve Alan Reader as President and existing board members Walter Schindler (until his retirement in the fall), Max Kozlow, Karen Cavanaugh and Will Mies for 2019-2020 until the next Annual Meeting in April 2020.

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The Annual Meeting was adjourned at around 9:00 p.m.

The next HH4 Annual Meeting will be held at 7 p.m. Wednesday April 1 2020 at the Highlands Country Club.

Respectfully submitted,

Will Mies

Secretary