

Hiller Highlands Four Association
Board of Directors Meeting
Wednesday, May 15, 2019
Highlands Country Club

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

The minutes of the April 3, 2019 Annual Meeting were accepted and approved.

Committee Reports

Welcome—Janet Saalfeld reported on welcoming one new resident to HH4.

ACC—Max Kozlov said that ACC has notified five homeowners regarding needed repairs or maintenance, following the last “walk around” inspection. He said most residences in HH4 remain in good condition for exterior paint and other maintenance. One house on Schooner Hill has received approval to repair deck rot and install solar panels, and several others are considering repainting.

Landscaping—Barbara Schindler introduced Palmer Hill, manager of Green Ventures, the new landscaping service hired May 1 to replace BrightView. Hill supervised HH4 landscaping from 1997 until his retirement and is familiar with HH4’s design and maintenance needs, Schindler noted. GV has hired two experienced staff members to work on HH4 landscaping three days/week (Monday, Wednesday, Friday).

The new service will begin work on a number of larger projects, including completion of the remaining half of a program to fertilize trees in HH4 landscaping. Green Ventures will also begin work replacing older landscaping in various parts of HH4, which no longer look attractive 25 years after original planting.

Sam James (Schooner Hill resident) has volunteered to take over as chairman of the Landscaping Committee when Barbara Schindler retires this fall.

Treasurer—Walter Schindler discussed the April 2019 Treasurer’s Report with the board, which then unanimously RATIFIED the report after reviewing all sections of it, including the general ledger. Such approval of monthly reports is now required under a new 2019 law, he noted. In general, HHR’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 needs (for example projects like seal coating streets and irrigation repairs).

Parking—Hal Teasdale reported that there have been fewer cars parked on neighborhood streets and other parking issues since new Parking Rules were proposed last fall even though there has been no enforcement.

CORE & Neighborhood Watch—Pauly Langguth reported on attending an Emergency Preparedness Day program on April 13 at Chabot Elementary which had four workshops on various topics. She said city and county officials need to do a better job in planning and publicizing emergency evacuation routes.

Old Business

Parking Rules Finalization-- Board president Alan Reader will send all owners and residents the new Parking Rules along with a note explaining the reason why they are being issued. The rules are designed to keep streets in HH4 as open and unobstructed as possible, providing access for emergency vehicles. The comment period for the new rules has closed and they will become effective July 15, 2019 when enforcement will begin.

The board is also updating the Fine Schedule for parking and pet infractions, which will also be distributed to homeowners for comment. The new schedule formalizes procedures for fines for noncompliance and hearings if the penalties are contested.

CC&R Update/Next Steps—Association attorney Hahn Pham is drafting an amendment to the association's CC&R bylaws which would restrict the number of residential units which could be used as rentals, Alan Reader said. About 16% of the residential units in HH4 are currently rentals and 20% is the limit in developments preferred by mortgage lenders. There has been a recent trend to investors buying HH4 homes seeking to use them as income properties. The restrictions would not apply to existing homeowners, but only new buyers. The board must

approve the amendment and then it will be sent to homeowners for approval.

Professional Management Firm—The board will consider a proposal from Collins Management to take over professional management of HH4, including such functions as collecting HOA dues, preparing budgets, and supervising landscaping and improvement projects. The board is considering hiring a professional management firm because of the retirement of a number of board members.

Board & Committee Openings—The board is continuing to look for committee chairs and members to fill vacancies. Sam James has volunteered to take over Barbara Schindler’s responsibilities as Landscaping committee chair when she retires this fall. David Spellmeyer has replaced Bob Kuzma as HH4 Webmaster. The Treasurer’s position may become more of an oversight role if the association hires a professional management firm. One candidate is considering replacing Walter Schindler when he retires this fall.

Schedule for Board Meetings—Board meeting dates have been changed to the third Thursday of the month every other month and are held at 7 p.m. at the Highlands Country Club. Future meeting dates for the remainder of the year are July 18, September 19 and November 21 (unless otherwise announced).

The next HH4 board meeting will be held at 7 p.m. Thursday July 18 2019 at the Highland Country Club.



The board meeting was adjourned at around 9:00 p.m.

Respectfully submitted,

Will Mies

Secretary