**Hiller Highlands Phase I Board Meeting**

**Tuesday, October 28, 2014 – 7:00 pm/Highlands Country Club**

**Minutes of that Meeting**

**Present:** Chuck Scurich, Treasurer; Carole Anderson; Secretary; and Steven Willoughby, President

**Owners Present**: Rosalind Ono; Suha Scurich; Diane Reilly; Judy and Pat Geoghegan; and Kathleen Gilligan

**Call to Order:** The meeting was called to order at 7:00 pm

**Agenda:**  This meeting was called specifically as a continuation of the October 20HOA board discussion of the proposed Scurich landscape project. There were two agenda items: Homeowners’ Forum and vote on the portion of the landscape project.

**Homeowners Forum:** There were no homeowner contributions to the Forum.

**Scurich proposed Landscape Plan: (**Board memberChuck Scurich recused himself from the discussion and the vote.) President Willoughby stated the purpose of this vote was to consider the proposed landscape plan with the exception of the South end proposed lemon trees planted in pots within the cement wall and the landscaping external to the cement wall. These items would be considered in a second vote held during the Monday, November 17th board meeting.

Suha Scurich presented detailed drawings of the proposed landscape plan for inside and outside the cement walls. There was brief discussion. Carole Anderson proposed the following:

“I make a motion to approve specific elements of the Scurich landscape plan for # 60 and # 62, proposed and presented on October 20 and reviewed a second time on October 28.  The current and any future homeowners will:

pay for all landscaping (plants, planting and irrigations system) costs inside the cement walls, on the street side of the cement wall and along the south side of the property which was torn out to accommodate the rebuild;

install a separate water meter and pay for all yard irrigation water expenses within the cement walls with meter being read by a homeowner and repayment made to the Homeowner’s Association on an annual basis as is the procedure on the north end of the street;

be responsible for all ongoing landscape and maintenance costs for the landscaping inside the cement walls;

guarantee all trees and bushes are maintained at a level and width that does not obstruct the bay or canyon views of any homeowner;

ensure all plants and trees proposed on the landscape drawings are not replaced or substituted with other plantings;

Hold the Homeowner’s Association harmless for any future liability or damage due to the water pump and holding tank installed on the Scurich property by the owners for the purpose of capturing and using additional irrigation water. The owners will prepare a document reflecting this hold harmless clause, have it notarized and present it to the HOA President.

There was no discussion. There was a second to the motion. The vote was unanimous in favor of this portion of the landscape plan.

**Next board meeting:** Is scheduled for Monday, November 17 at 7:00 pmat the Highlands Country Club.

Meeting adjourned.

Respectfully submitted,

Carole Anderson, Secretary