

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club 2/12/2018**

Board members present:

Tricia Swift, President
Carole Anderson, Vice President
Steven Cobbledick, Treasurer
Gary Firestone, Secretary
Rosanna Poret, Board Member
Steven Willoughby, Board Member

Spyglass Hill residents attending the meeting:

Rosalind Ono
Ursula von Fluegge
David Roth
Ann Mulligan
Sonja Woodham

Meeting called to order: 7:00 pm

Agenda Items:

I. Treasurer's Report (by Steve C.): Approved

Operating Account (Union Bank): \$9,079.90
Reserve Account (Union Bank): \$96,370.72
Reserve Account (Certificate of Deposit): 0.00
Total: \$105,450.62

- Approximately \$100,000 was used for three recent projects in 2017: Resurfacing of the road, Rebuilding the 46/44/40/38 walkway/deck/stairs, and Repairing the long common bench. There was a discussion of best way to replenish the reserves, with the conclusion that it would best to add funds slowly (~\$35,000 per year) over the next few years. Tricia asked for copies of any current contracts involving Spyglass Hill.

II. Discussions concerning the upcoming year:

- Communications with owners and renters: The general consensus was that any residents living on the street (renters and owners) are welcome to attend and participate in the board meetings. The concept of "stewardship" of the street and HOA resources was stressed during the discussion.
- Safety Issues: Several opinions were expressed about fire prevention, although there was general agreement that some of the overgrowth between buildings (the overgrowth between Anne's residence and Chuck/Suha's new residence was specifically mentioned), dead trees in the "upside" of the HHI property, and where trees are touching structures need to be dealt with soon. Tricia and/or Rosanna plan to contact Cleary Brothers about

their responsibilities and who else should be contacted about trimming live trees and removing dead trees. There was also discussion about whether knowledgeable professionals should be contacted concerning the identification of the locations and types of currently existing true fire hazards surrounding structures and on HHI property. Carole mentioned that she will look into this issue.

- Emergency Preparedness: Tricia plans to organize a group of residents to catalogue the contents of the emergency supply box, and update any needed materials. There was also discussion about coordinating our efforts with the other Hiller Highland Phases (especially the ones contiguous with us), and the Hiller Highlands Country Club.
- The "National Night Out in August" will be August 7th, 2018.
- Water readings of each unit and for irrigation were posted by Steve C. Approximately 40% of the most recent water use was for the irrigation.
- Several residents brought up the issue of light repairs and of changing light bulbs. Gary mentioned that one of the lights next to the new walkway by the #38 unit is broken with some wires exposed. Steve W said that he would contact Tim in the HH country club about who to contact to fix the light fixture because the club uses many of the same types of lights. There were several opinions about whether a schedule is needed for changing light bulbs or whether a given light bulb should be changed only when needed. This issue was not resolved during the meeting, and Steve W volunteered to be the "light bulb" person. In a related issue, one of the two lights at the North entrance is out, and it was pointed out that the down-hill light is owned by the club, and we own the up-hill light. Steve W said that he would talk to Tim about this.
- There was a general discussion about potentially organizing "Progressive parties" on the street during the year where different residents host the events, and about the organization of the Annual Meeting Potluck in 2019. No decisions were made during the meeting.

III. Specific concerns

- The new road surface needs some minor repairs and Tricia will be talking to Dryco about this issue. The cost of these repairs should be covered by the warranty written into the contract with Dryco.
- There was a discussion about how the sidewalk can be extended to Hiller Drive on the North end of the street, and about removing the ivy on the down side of street. Steve W (and a few others) will look into different strategies and then present a plan to the board.
- Gary briefly discussed the minor issues needed to complete the walkway/deck/stairs between the 46/44/40/38 units, which will likely be done once the rainy season is over.
- There was a general discussion about how to make revisions in the CC&Rs, in particular issues such as cost, need and types of changes. Some of the issues discussed include defining the relationships between homeowner and HHI responsibilities, contacting other

Hiller Highland condo associations about their CC&Rs, taking into account new technologies that did not exist when the original CC&Rs were formulated, and how maintenance standards can be defined and enforced. There were many different opinions on all of these issues, of which the discussions will likely be ongoing throughout the year.

- Some concern was expressed about speeding cars on the street and that many times the South entrance chains are left open. The street speed limit is 15 MPH. One conclusion from the discussion is that a significant part of the problem is due to delivery vehicles, car services (such as Uber) and other visitors to the street. One suggestion was to put up a larger sign about the speed limit and about the use of the Chains, although the North entrance sign is quite clear to anyone driving onto the street.
- Ann M brought up the issue about updating the HHI website in a way that allows easy accessibility to important information such as the HHI manual. Kathleen has been working on the website this past year (significantly improving the site for user friendly operation), and the website address/link is <http://hillerhighlandsone.net> and **spyglassresident** is the login-in phrase, if needed. The board encourages everyone to use the website and provide feedback about what needs to be improved.

Meeting adjournment: 8:30 pm

Next board meeting is scheduled for Monday March 5th, 2018 at 7 pm.

Respectfully submitted by Gary Firestone