**Hiller Highlands Phase I Board Meeting**

**Monday, September 22, 2014 – 7:00 pm/Highlands Country Club**

**Minutes of that Meeting**

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

**Owners Present**: Ryan Link, Rosalind Ono

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

**Approval of March HOA Minutes:** The minutes of the August 18 HOA board meeting were reviewed. There was a motion to accept the minutes as written and a second to the motion. The motion carried and the minutes were approved.

**Call for Additions/Modifications to the Agenda:**  There being no modifications to the September agenda, it was accepted as proposed.

**Homeowners Forum:** Ryan Link presented a draft letter addressed to Easy Bay MUD he proposed the HOA board sign and send on behalf of homeowners whose views have been negatively impacted by the higher and more obtrusive chain link and barbed wire fence that now surrounds the reservoir. The fence was installed without prior notice to the homeowners. The proposed remedy is to modify the existing fence by returning it to the height and color of the previous fence. There was a motion to approve and sign the letter. The motion carried unanimously.

Roz Ono presented a letter and photos requesting three actions be taken by the board. The first request was to hire an engineer to test the integrity of the retaining wall behind the upslope homes. It appears some of the bricks are eroding. The retaining wall is an important asset of the HOA and has not been inspected for five years. The board agreed to hire an engineer to inspect the wall and write a report to present to the board. Landscape improvement was the second request, including the replanting of old, tired looking ground cover and ensuring no trees or shrubs that could grow tall and impact homeowner’s views were planted. In consideration of the drought, it was decided to defer any plans to replant or further landscape beyond current maintenance levels. Finally, there was an inquiry on when the street will be repaved. While the HOA does have adequate reserves to pave the street, this project will be deferred until the sewer lateral replacement project is completed (which involves digging up the street pavement).

**Treasurer’s Report:** Chuck reported on the current revenue of the HOA and presented to the board. Year-to-date expenses are all under budget for the year. Below is the report on revenues. There was a motion and it was seconded to accept the Treasurer’s report. The motion was unanimously carried.

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| **Treasurer's Report for September 22, 2014** | | | |
| **Account Description** | **Operating Account** | **Reserve Account** | **Totals** |
| Operating Account, Union Bank | 22,939.08 |  | 22,939.08 |
| Reserve Account, Union Bank |  | 206,259.64 | 206,259.64 |
| Reserve Account, Certificate of Deposit |  | 65,603.62 | 65,603.62 |
| **Totals:** | **$22,939.08** | **$271,863.26** | **$294,802.34** |
| **Late Dues as of September 22, 2014** |  |  |  |
| **Number of late homeowners** |  | **0** |  |

**Landscape:** The diseased appearing tree has trimmed back and we are waiting to see if this measure will enable the tree to recover and continue to be healthy.

**Mailboxes:** Sonja Woodham has agreed to lead the research on new mailboxes for the street.

**Next board meeting:** Is scheduled for Monday, October 20 at 7:00 pmat the Highlands Country Club.

Meeting adjourned.

Respectfully submitted,

Carole Anderson, Secretary