

Hiller Highlands I Association Board Meeting Minutes
Highlands Country Club
7/17/2017

Present:

Kathleen Gilligan, President
Chuck Scurich, Treasurer
Erin Bailey, Secretary
Gary Firestone, Board Member
Marlow Schindler, Board Member
Carole Anderson
Steve Cobbledick
Lynette Francis
Pat & Judy Geohegan
Mildred Hughes
Ann Mulligan
Ed & Roslyn Ono
Diane Reilly
Nahid Rezai
David Roth
Suha Scurich
Tricia Swift
Steve Willoughby
Sonja Woodham

Meeting called to order: 7:00pm

Minutes from June 2017: Approved

Agenda Items:

- I. Homeowner's Forum
 - A discussion took place as to whether the Board's decision at the last meeting to allow the Scurich's deer fence should stand. Some homeowners oppose this decision and some support it. The Board is going to look into the legality of the vote and will reassess their decision based upon this legal opinion. A decision will be made about this in the near future.
 - Carole Anderson and Steve Cobbledick brought it the Board's attention that the common area behind the street to the east (along the V-ditch) is very overgrown. Sonja Woodham also noted that a tree has fallen behind her unit. This discussion will be revisited during the Landscaping portion of the meeting.
 - Lynette Francis would like to put a portable basketball hoop behind her unit and (when not in use) may potentially store it in her carport area. Kathleen suggested that Lynette speak to the other homeowners who share the carport area with her and recommended getting written approval from them.

II. Treasurer's Report: Approved

Treasurer's Report for July 17, 2017			
Account Description	Operating Account	Reserve Account	Totals
Operating Account, Union Bank	15,246.57		15,246.57
Reserve Account, Union Bank		214,684.51	214,684.51
Reserve Account, Certificate of Deposit		0.00	0.00
Totals:	\$15,246.57	\$214,684.51	\$229,931.08

III. Community Maintenance

- a. Street resurfacing
 - Kathleen received a bid from American Asphalt for street resurfacing and is still awaiting a bid from a second company. Once the 2nd bid is in, the Board will call a brief meeting to vote on the bids and move forward with the street resurfacing process.
- b. Handyman deployment
 - i. Wood decking repairs (44)
 - ii. Wood bench repairs (across from #9)
 - Gary Firestone is still seeking bids for repairs.

IV. Landscaping

- a. Steve Cobbledick and Carole Anderson brought it to the Board's attention that there is a great deal of overgrowth and dead brush on the east side of the street behind HH1, below the V-ditch. Steve C. walked this part of the street with Board members, Chuck and Gary to assess the problem areas and reported back on 3 potential contributing factors to the problem: possible non-compliance with fire prevention standards*, lack of (and the need for) a 'big cleanup' and the on-going drought / recent heavy rains.

(*It was noted that the HH1's landscaping passed this year's Fire Inspection.)

The last 'big cleanup' was done in 2003 at a cost of \$50,000 and required a number of volunteers from the street. It was proposed that HH1 hold another street-wide 'big cleanup' which, if approved, will need to be included in a future budget or will require a special assessment to homeowners.

Carole Anderson has volunteered to help with any grant-writing that may be needed for such a project.

The Board will look into what part of the overgrowth is HH1's responsibility, vs. HH3's responsibility. Kathleen has volunteered to do a walk-thru with Cleary Bros.

to assess the areas in need of maintenance and determine whether a tree company will have to manage any tree removal or pruning. Cleary Bros. will be informed that they need to keep plants from growing in and around air conditioning units, so as not to impede operation. The Board will review Cleary Bros.' contract to see what's included, in terms of on-going maintenance and clean-up, as it was noted that Trimacs used to keep the ground free of most debris.

Kathleen also reported that she spoke to Cleary Bros. about seeing that requested work gets done more promptly and thoroughly. They have assigned a new foreman to the street who will be more attentive and visible and will not be 'spread as thinly as before.'

The next meeting has been scheduled for Monday, August 28th at 7pm – Highlands Country Club

Meeting Adjourned: 8:30pm