

Hiller Highlands I Association Board Meeting Minutes
Highlands Country Club
10/30/2017

Present:

Kathleen Gilligan, President
Chuck Scurich, Treasurer
Gary Firestone, Board Member
Marlow Schindler, Board Member & acting Secretary
Carole Anderson
Steve Cobbledick
Rosalind Ono
Tricia Swift

Meeting called to order: 7:00pm

Minutes from September 2017: Approved

Agenda Items:

I. Homeowner's Forum

- Carole Anderson and Steve Cobbledick shared their observations that additional trees and brush need to be cleared below the property of Hiller Highlands 3 Association; also discussed were leaves and debris that are blocking the V-ditch. Rosalind Ono wondered how often the east-side hill's debris and plants are tended to. Carole also noted that some of the trees appear to need removal and wondered if we passed the Fire Inspection. Kathleen Gilligan noted that some of the individual properties on the street passed inspection, but the street/HOA *as a whole* is not given a fire inspection grade. Kathleen also noted that Cleary Bros. has already spent 3 days clearing brush in this location. If more funds are authorized for this, dues may need to be raised to cover additional expense. Carole is interested in Fire Suppression grants. Carole volunteered to take the lead to work with Hiller Highlands 3 Association to remove trees, dead wood, and leaves in that area. Kathleen will make an introduction between Carole and the president of Hiller Highlands 3 Association, Charlotte Russell.
- Tricia Swift raised the issue of engaging the services of a management company to manage issues on the street. Kathleen indicated that Rosanna Poret had volunteered to collect information on services and pricing and that this issue will be added to the agenda for the Annual Meeting.
- Tricia Swift asked whether there is an updated list of service providers for home repairs, etc. She provided a list of service providers from the Grubb Real Estate company, and volunteered to work on putting together an updated list for residents to reference. The Grubb list can be found at this link:
https://issuu.com/skline/docs/homeowners_list_for_issuu

II. Treasurer's Report: Approved

Chuck reported that September's insufficient funds issue has been successfully resolved.

Treasurer's Report for October 30, 2017			
Account Description	Operating Account	Reserve Account	Totals
Operating Account, Union Bank	11,992.99		11,992.99
Reserve Account, Union Bank		143,678.25	143,678.25
Reserve Account, Certificate of Deposit		0.00	0.00
Totals:	\$11,992.99	\$143,678.25	\$155,671.24

III. Community Maintenance

- a. Gary Firestone continues to work with Berkeley Home Repair on the replacement/repair of the deck/stairs/walkway around units 38, 40, 44, 46 and the wooden bench across from unit 9. This work is close to being completed. Some of the deck work done by the HOA (specifically, the stairs) should have been done by homeowners. However, it was determined that the affected homeowners will not have to pay for this work. The total cost of work for the deck and the bench was approximately \$40,000.00, which exceeded the estimates in the Reserve for those expenses.
- b. Kathleen gave an update on the street-resealing project. Dryco has agreed to re-grade the area in front of #3 where water is pooling and will also repair scuff marks.
- c. A draft of the volunteers' walk-about report was submitted to the Board on Oct. 25th. The Board had concerns about potential 'editorializing' and privacy issues. Kathleen noted that the majority of the report was useful but the subjective commentary should be removed.
The Board will take the following steps:
 - Review the observations for common area items to determine action items and potential cost.
 - Review the observations for individual unit items
 - Review the observations that apply to both multiple dwellings and/or the Association
 - Remove opinions and share the objective observation with unit owners.

IV. Landscaping

Landscaping issues were covered in Homeowners' Forum

V. Scurich Deer-Fence – Revised Proposal

The Scurichs proposed that they remove the common area portion of the previously approved deer fence, and instead keep in place four motion-activated sprinklers which are on common area. The Board unanimously approved this proposal.

VI. Annual Meeting Preparation

The Board will put the Annual Meeting packets together along with ballots for the Board Member election. If you're interested in being on the Board next year, please email erinlbailey@gmail.com by November 30th to add your name to the ballot.

The Annual Meeting will be held Monday, January 29, 2018. Tricia Swift has volunteered to organize the Potluck Dinner immediately following the meeting.

Meeting Adjourned: 8:15pm

