

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 3/4/2019**

Board members present:

Carole Anderson, President
Ann Mulligan, Vice President
Steve Cobbledick, Treasurer
Gary Firestone, Secretary

Spyglass Hill residents attending the meeting:

None

Meeting called to order: 7:02 pm

Welcome and Opening Remarks: Carole welcomed everyone to the meeting.

Approval of Minutes from January 7, 2019 & February 4, 2019 board meeting:

The minutes were not yet ready for approval. Gary promised to have the completed minutes from all of the 2019 board meetings to date sent to the board for their comments/revisions within the next two weeks. Once approved, all of the minutes will be distributed to everyone on the street

Treasurer's Report (by Steve): Approved

Operating Account (Union Bank): \$23,031.98
Reserve Account (Union Bank): \$127,094.87
Reserve Account (Certificate of Deposit): 0.00
Total: \$150,126.85

Steve noted that funds from the operating budget are needed for light repairs.

Homeowner's forum:

None

Street Speeding Deterrents and Street Speed Limit signs.

Carole led a comprehensive discussion about the types of street deterrents (also known as "calming techniques for traffic" by urban planning groups) that can potentially be employed to reduce speeding on Spyglass Hill. These deterrents include radar speed signs, speed bumps/humps, and physical speed restricting apparatuses (such as rumble strips and Botts Dots, which are round non-reflective raised pavement markers). Carole noted that most unit owners want to eliminate speeding on the street, but do not want speed bumps/humps to be attached to the street. She also mentioned that speeding

deterrents are not 100% effective, although a combination of signs and a physical deterrent (such Rumble Strips or Botts Dots) is relatively inexpensive and effective. Another approach discussed is the use of computer generated radar signs (with a battery pack) that display the vehicle speed in real time. The board voted 4-1 in favor of placing three sets of Rumble Strips on the street, with one set of strips placed at each end of the street, and another set placed at a location on the street to be determined. (Gary noted that one spot to consider for the third set of Rumble Strips is near where the stairs go down to the club.) In the same vote, the board approved putting in reflective speed limit signs on posts (or attached to current light stands) in the proximity of where each set of rumble strips will be located. Steve commented that depending on the outcome, additional traffic calming strategies may be needed (such as painting the speed limit on the street surface, or purchasing or renting a radar street sign). The HHI Association unit owners will be informed before any physical additions are made to the street.

Street Parking Identification.

Gary and Ann reported that all of the parking space plaques and the reflective tape have arrived. Ann noted that company selling the plaques reduced the price because we are a Home Owners Association, and Gary mentioned that he would donate to the HHI Association the ~\$50 cost of the reflective tape. Gary, Joe (Gary's son) and Chuck will attach the plaques and the reflective tape to the curbs once the rainy season ends.

HOA preparation fees.

The current fee to obtain a preparation packet when selling a unit is \$750. This fee is for a hard or electronic copy of HOA packet (which includes the CC&Rs and bylaws, one year of board meeting minutes, the budget, dues structure, fire/earthquake insurance information, and a copy of a dispute resolution form and anything else required by a financial lender or real estate agent) as well as for the President of the HOA to complete and sign the Certification Form. It was pointed out that all of the packet information can be downloaded from the HOA website, if an owner chooses to do so. Therefore, the board voted 4-0 to establish the following new policy for the HOA preparation fees:

The selling unit owner will now have the following choice:

- 1) Payment of \$750 for the board to provide the HOA packet information and for the completed and signed Certification Form. or....
- 2) Payment of \$150 for the completed and signed Certification Form and the unit owner is responsible for downloading the HOA packet information from the Website.

Update Fire Prevention Work and pending Grant Award.

Carole reported that the HHI Association would likely receive some state funds based on the submitted grant application to continue with the fire suppression work. She hopes to know about the outcome sometime in March.

Landscape Update.

Trimacs is continuing their landscape work on the street.

The board voted 5-0 in favor of establishing a partnership contribution policy with specific groups of unit owners to pay for tree trimming. The contribution of the HHI Association for the tree trimming will be established on a case-by-case basis. The unit #5 and #7 owners want to trim Oak trees behind their units, and the board agreed to contribute a portion of funds to this project. The unit #5 and #7 owners obtained a bid from an experienced tree trimming company, and provided an estimate for the work to the board. It was agreed that after completion of the work, a separate invoice would be sent to the HHI Association.

The ornamental trees next to units on the street will be trimmed, and this work will begin on Thursday, March 14th. Carole will send updates to the homeowners concerning this work.

HOA Website.

Ann volunteered to train from Kathleen on how to manage the HHI website.

Other Issues.

A drain protection clause needs to be added to HHI Association insurance, and the verbiage of the added clause will be sent out for an email vote by the board.

The Spyglass Hill website address/link is <http://hillerhighlandsone.net> and **spyglassresident** is the login-in phrase. The board encourages everyone to use the website and provide feedback about how it might be improved.

Meeting adjournment: 8:05 pm

Next board meeting is scheduled for Monday, April 1, 2019 at 7 pm.

Respectfully submitted by Gary Firestone