

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 4/1/2019**

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: 7:05 pm

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

Approval of Minutes from March 4, 2019 board meeting:

The minutes were approved. The approved minutes will be distributed to everyone on the street.

Treasurer's Report (by Steve): Approved

Operating Account (Union Bank): \$20,820.11
Reserve Account (Union Bank): \$133,493.75
Reserve Account (Certificate of Deposit): 0.00
Total: \$154,313.86

Homeowner's forum:

The owners of unit #47 and unit #45 (Carole Anderson and Gary Firestone) presented to the remaining members of the board a request for construction and improvements to repair dry rot in parts of their unit, change the entire outside of the unit to stucco (the unit is currently stucco on the lower level and wood slats in the upper levels), paint the unit with a color consistent with the HHI Association color pallet, and repair/replace the small wood shed behind the unit. The work is planned to begin in late May or early June. Both Carole and Gary recused themselves from the discussion and the vote. The board voted 3-0 (including a phone vote by Rosanna) to approve the construction/improvement request. **Post meeting update:** Carole and Gary have decided not replace the wood on the outside of the unit with stucco, but instead the wood on the unit will be repaired, and the other repairs/painting described in the submitted Request for Construction and Improvement form will be completed.

Initial Contact with an Attorney and plans to update/revise the CC&Rs.

Carole pointed out that the process to update and revise the HHI Association CC&Rs involves several steps. As a first step in this process, Carole and Ann contacted (via conference call) Hanh Phan, an attorney in the firm of Ann Rankin and Associates, who has expertise in handling revisions to CC&Rs. Hanh has worked with both the HHI and

HHIV associations and this law office has worked on the HHI CC&Rs since 2001. Carole showed the board a set of initial questions to ask Hanh about the overall Process of updating/revising our CC&Rs, Current CC&R Questions, and potential New and Future Developments. Carole and Ann plan a conference call with Hanh later in the month to discuss how to improve the HHI CC&Rs and about the process moving forward.

Street Speeding Deterrents and Street Speed Limit signs.

The board voted to purchase four reflective 12" by 18" speed limit signs to place at both ends and in the middle of the street. The board also mentioned that the effectiveness of the signs will be evaluated. Rumble Strips have not yet been purchased, and the precise locations of where to place this speeding deterrent has not been determined. The HHI Association unit owners will be informed about any potential physical additions that are planned for the street. **Post meeting update:** Several unit owners have expressed negative opinions about the rumble strips, and if the rumble strips are attached to the street, not to have the rumble strips placed near their units.

Landscape Update.

Trimacs is continuing their landscape work on the street. Several fallen trees were successfully removed.

HOA Website.

Ann is training from Kathleen on how to manage the HHI website.

Street Parking Identification.

Gary and Ann mentioned that the parking space plaques and the reflective curb tape that will define the boundaries of the parking spaces would be attached once the rainy season ends. Approximately a week of dry/sunny weather is needed before the work can be initiated. As mentioned in the previous board meeting, Gary, Joe (Gary's son) and Chuck will attach the plaques and the reflective tape. **Post meeting update:** Anyone needing information about the progress of the work should contact Gary (Unit #45).

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, May 13, 2019 at 7 pm.

Respectfully submitted by Gary Firestone