

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 6/10/2019**

Board members present:

Carole Anderson, President
Ann Mulligan, Vice President
Steve Cobbledick, Treasurer
Gary Firestone, Secretary
Rosanna Poret, Landscape Chair

Spyglass Hill residents attending the meeting:

Chuck Scurich
Fay Baron

Meeting called to order: 7:00 pm

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

Approval of Minutes from May 13, 2019 board meeting:

The minutes were approved.

Treasurer's Report (by Steve): Approved

Operating Account (Union Bank): \$12,913.13
Reserve Account (Union Bank): \$147,675.86
Reserve Account (Certificate of Deposit): 0.00
Total: \$160,588.99

Steve mentioned that \$10,595 was shifted from the Operating Account into the Reserve Account to repay the Reserve Account for funds borrowed to pay for one-half of the fire suppression work done in 2018.

Homeowner's forum:

Fay Baron (unit #38): Fay brought up several issues related to landscaping around her unit. Rosanna will talk to the gardeners, and both Rosanna and Carole will inspect the work throughout the street.

Chuck Scurich (units #55 & #60): Chuck requested to be put on one of the committees that will be set up to evaluate and recommend needed updates/revisions of the CC&Rs. The board met Chuck's request with enthusiasm. Chuck mentioned that he and a number of other unit owners do not want any rumble strips to be placed on the street, and that the board did not respond to a letter sent by him. At the May 13th (2019), board meeting, it was agreed that rumble strips would be placed at the entrance to the street. The rumble strips have been purchased, and after their installation, we will monitor whether the rumble strips are an effective speed deterrent. Carole pointed out that the issue of speed calming mechanisms has been and will continue to be an important topic of ongoing discussions and that the board welcomes all opinions.

Carole & Gary (units #47/#45): They requested approval by board of the paint colors chosen for their unit. The colors are consistent HHI Association color pallet. Carole and Gary recused themselves from the discussion and the voting, and the three board members unanimously approved the color scheme.

Fire Prevention Grant Work to be Completed Update:

Carole reported that ~\$1,000 currently remains for fire prevention work. Approximately one-half of the upper slope has been cleared up to unit #33. A walk-about is planned with Diablo Fire Safety in order to assess and prioritize danger areas.

Landscape Update:

Rosanna reported that a broken valve near unit #1 was fixed for \$1,200, and that the incorrect setting of one of the irrigation clocks was corrected and properly set up at a cost of \$400. Rosanna also reported that our subscription to regulate the clocks by satellite will soon expire and will need to be renewed.

Review & Discussion of Draft Survey to Send to Homeowners/CC&R Update Project:

The board and the attending homeowners had a long discussion about a survey draft that focuses on potential revisions and updates of the Use and Maintenance sections within the CC&Rs. This survey will eventually be sent to the homeowners. The draft of the survey discussed at the meeting emerged from Carole's and Ann's initial input and then revisions suggested by a friend of Gary's who professionally writes and edits surveys. Several potential revisions to the survey questions were discussed. Carole will send to the board an updated survey draft for their suggested revisions of the questions prior to sending the survey to Hanh Phan, an attorney in the firm of Ann Rankin and Associates, who has expertise in handling revisions to CC&Rs. The final survey will then be sent out to all of the homeowners, which is viewed as an important step in the overall process to revise and update the CC&Rs.

Because of time constraints, the following topics will be discussed at the next board meeting: Updates on street parking identification, Street-calming review (Speed limit signs, and rumble strips or other deterrents), and HOA Website Content Review.

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: 8:21 pm

Next board meeting is scheduled for Monday, July 8, 2019 at 7 pm in the Fireside Room at the club.

Respectfully submitted by Gary Firestone