

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 7/8/2019**

Board members present:

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

Spyglass Hill residents attending the meeting:

Ursula von Fluegge (#30)
Sonja Woodham (#43)

Meeting called to order: 7:00 pm

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

Approval of Minutes from June 10, 2019 board meeting:

The minutes were approved.

Treasurer's Report (by Steve): Approved

Operating Account (Union Bank): \$13,057.41
Reserve Account (Union Bank): \$154,075.74
Reserve Account (Certificate of Deposit): 0.00
Total: \$167,133.15

Homeowner's forum:

Ursula (Resident of Unit #30) pointed out that several lights in the carport that she uses are not working. It was also mentioned that the lights in several other carports do not work. Chuck Scurich and Tommy Angelo volunteered to work on fixes for all of the carport lights on the street that need similar such repairs, and they will talk to Steve about funding from the HHI Association to put in LED-style lights.

The roof on one carport (used by units #30, #38, #40 and #43) is in need of repair. Carole mentioned that the CC&Rs define the percentage of responsibility of each unit owner for sharing the costs of repairs. For the carport in question, the cost responsibilities of unit owners are as follows: Roger and Faye Barons (#38) 20%, Lynette Francis (#41) 40%, Diane Reilly (#30) 20% and Sonja Woodham (#43) 20%.

Neville Colaco (Unit #51) formally withdrew his request to trade his parking space on the street for a guest space.

Hannah Levenson (Unit #5) requested permission to fix dry rot and paint her unit. The board voted 5-0 in favor of Hannah's request. Gary will email Hanna to report the board's decision.

National Night Out:

Carole reported that the National Night out is scheduled for August 6th from 7-9 pm. Lynette volunteered to help Ann organize the street gathering, and other volunteers were identified to help with the set up and clean up. (Post meeting update: the National Night out was a success and attended by a large number of residents)

Fire Prevention Grant/Work Update:

Carole reported that she submitted the final reports for the two grants that the HHI Association received for fire prevention work from the Diablo Safe Council. Carole commented that several "hot spots" remain for future fire prevention work that includes the entire upper slope area above Unit #1 through Unit #33, and areas below several of the carports and other units (including below units #40, #30) and in between Ann's and the Scurich's units. Carole also mentioned that the Phase III association arranged to pull out a tree near the boundary between their property and the north side of our property line, and that she met with Walt Lindquist of the Diablo Safe Council concerning a walk about in order to assess and prioritize danger areas for fire prevention work.

Street Parking Identification:

Gary reported that the weather has been dry enough to place the street parking signs and parking space boundaries on the appropriate curbs. (Post meeting note: Gary and his son Joe completed the street parking curb sign work). Ann mentioned that certain curbs could be painted red to designate areas where not parking will be allowed, and this will be discussed at future board meetings.

Dryco Street Sealing:

Carole reported that Dryco will complete their re-sealing of the street on July 17th and that everyone needs to park their cars off the street for that day. Everyone will be notified by email and by hard copy announcements in their mailboxes. (Post meeting note: Dryco failed to show up on July 17th, and Carole arranged to have the re-sealing completed on July 24th, which they completed).

Landscaping Update:

Rosanna reported that there are some dying trees around the street, especially at the north end, which may be due to unusually dry soil conditions. In addition, one of the irrigation nozzles is missing. Trimacs has been contacted about these matters and other landscaping issues.

Update on Draft Survey to Send to Homeowners concerning CC&Rs Use and Maintenance sections:

Carole reported that a survey draft that focuses on potential revisions and updates of specific subject material within the CC&Rs would eventually be sent to the homeowners. Prior to sending the survey to all of the unit owners, Carole plans to send an updated version of the survey to the board members for their comments on the questions, and then send the survey to Hahn Phan for her suggested revisions. Hahn is an attorney in the firm of Ann Rankin and Associates, and she 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.

Street calming review:

Carole and Ann reported that speed limit signs were strategically positioned on the street and rumble strips (and/or other deterrents) would eventually be placed on the street. It was decided to first monitor the effectiveness of the new speed limit signs before putting in rumble strips. 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.

HOA Website Content Review:

Ann and Carole will review the content of the HOA website.

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

Meeting adjournment: 8:09 pm

Next board meeting is scheduled for Monday, August 12th, 2019 at 7 pm in the Fireside Room at the club. (Post meeting note: As a result of the travel schedules of several board members, the next meeting was moved to Sept. 23rd, 2019).

Respectfully submitted by Gary Firestone