

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 9/23/2019**

Board members present:

Carole Anderson, President
Ann Mulligan, Vice President
Steven Cobbledick, Treasurer
Gary Firestone, Secretary
Rosanna Poret, Landscaping Chair

Spyglass Hill residents attending the meeting:

Ursula von Fluegge
Nahid Rezai

Meeting called to order: 7:01 pm

Welcome and Opening Remarks:

Carole welcomed everyone to the board meeting. She thanked Ann, Ursula, Rosanna and Lynette for organizing the National Night Out in August.

Approval of Minutes from July 8, 2019

The board meeting minutes was approved.

Treasurer's Report (by Steve C.): Approved

Operating Account (Union Bank): \$29,855.05
Reserve Account (Union Bank): \$166,880.44
Reserve Account (Certificate of Deposit): 0.00
Total: \$196,735.49

Union Bank/HOA approval to update signature authorization:

Chuck discovered keys to a Safe Deposit Box at Union Bank, and in a subsequent follow-up at the bank, a clerical error was noticed in that Steven Cobbledick, the Hiller Highlands I (HHI) Association treasurer, was not listed as having signature authorization for HHI Association checks or for the Safe Deposit Box.

The Board voted 5-0 to approve Steven Cobbledick to be added to the signature card for all Union Bank Accounts and the Safe Deposit Box for the Hiller Highlands I Association.

Carol mentioned that budgeting for 2020 will be started next month and will include funds to complete fire suppression work involving the clearing of brush, lower limbs, debris behind units 1-31. The fire suppression efforts will be maintained with a four-year rotation of work in different parts of HHI Association property.

Homeowner's forum:

Ursula asked about the timing to fix the carport lights. She also asked about the best way to haul away junk. Carole and Ann mentioned two local junk hauling companies that Ursula could contact.

Carport Lighting Repairs:

Carole commented that putting in carport LED Lighting has been approved by the board and we are waiting for a quote from an electrician (Daniel Martinez recommended by the Scurichs). Carole and Daniel walked through the six carports and looked at the 4 broken "mushroom" lights near the gardens (called low pole lights). Carole showed four examples of lights for the carports and the board decided on the carport lights with a price of ~\$75 per light (medium strength light) at a total cost of ~\$1125 for fifteen carport lights. The cost of repair of four garden "mushroom" lights (\$43 per light) is ~\$172, and the total labor (~\$100/hr for two people for 14 hours) is ~\$1400. The final cost of fixing the carport and garden lights would be approximately \$2700. The work is now confirmed to begin Saturday, October 5th.

Voted 5-0 in favor of the carport/garden light work. Carole will call Daniel to confer and confirm the timing of work.

Street Repairs/Replacements:

Lateral drain gates: The lateral drain grates in the carport under unit #42 are in need of repair and several quotes are being requested for the repair work.

Curb and Sidewalk Repairs: Chuck Scurich communicated to Carole about a piece of curb in front of Unit #55 that is damaged and loose, probably by some sort of large truck. An estimate from a local construction company for the fix was around \$1950 for fixing the curb by unit #55. There are five other places on the street where sidewalks and/or curbs need to be repair, with the worst one being the sidewalk in front the Ono residence (Unit #59). (Carole provided pictures of each site). The Board voted 5-0 to repair the curb in front of Unit #55 and the sidewalk in front of Unit #59.

Street calming review: Carole and Ann commented that several street nubs-strips have been purchased and contractors are being contacted for the installation on the north

end of the street, as a test for effectiveness. Gary and his son Joe were thanked by the board for putting in the parking space designations throughout the street. Ann mentioned that one of the speed limit signs is partially covered by branches of a tree, and Rosanna will contact Trimacs about trimming several branches from the tree that is blocking one side of the speed limit sign. The board also discussed painting selective areas of the curbs red to designate no parking areas.

Landscape Update:

Rosanna reported that she has been communicating with Trimacs about keeping plants and debris away from the units. In addition, there will be a cost of ~\$1,700 to plant ground cover, install drip line and put in mulch for the area at the north entry where the dead Manzanita was cleared. This work needs to be completed before the rainy season. Board voted 5-0 to approve payment from the operating account.

Review of Draft Survey concerning potential changes to CC&Rs Use and Maintenance section:

Carole has started finalizing a draft of the survey concerning potential changes to the CC&Rs Use and Maintenance section. It will be first sent to the board, and then after the board's approval will be sent out to Hahn 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.

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: 8:18 pm

Next board meeting is scheduled for Monday, October 21st, 2019 at 7 pm.

Respectfully submitted by Gary Firestone