

**Hiller Highlands Association Board Meeting Minutes  
Highland Country Club: 10/21/2019**

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:

Chuck Scurich  
Rosalind Ono

Meeting called to order: 7:00 pm

Welcome and Opening Remarks: Carole welcomed everyone to the board meeting, and then mentioned that after finishing the agenda, she wanted to hold a closed session of the Board.

**Approval of Minutes from Sept 23, 2019**

The board meeting minutes from Sept. 23, 2019 was approved by email prior to the meeting.

**Homeowner's forum:**

Rosanna: Steve and Rosanna want to put in (and pay for) a mechanical Stairlift because of their medical issues walking up the stairs. They pointed out that this is an ADA issue. Both unit owners will pay for the Stairlift and for a private owners insurance policy to cover the Stairlift. The HOA will have no liability concerning the Stairlift. The Board voted 3-0 in favor of allowing the Stairlift to be installed (Both Steve and Rosanna recused themselves from the vote).

Ann asked about placing a No-Parking plaque on the curb leading to the entry way to the walkway and Ann's (48) and Nahid's (42) units. The plaque will be similar to the other curb plaques placed on the street. Carole mentioned the possibility of using red paint around the fire hydrant. The Board voted 5-0 to approve the purchase of a No Parking sign to be placed on the curb in front of the 48/42 units and the stairs to the walkway.

Gary mentioned that he, his son Joe and Chuck fixed the broken leaky nozzle on the HOA Powerwasher with a new nozzle and a connection adapter.

**Treasurer's Report (Steve): Approved**

Operating Account (Union Bank): \$28,415.41  
Reserve Account (Union Bank): \$173,283.37  
Reserve Account (Certificate of Deposit): 0.00  
Total: \$201,698.78

**Start on 2020 Budget Preparation:** Chuck volunteered to help Steve in the preparation of the 2020 budget. Carole will participate as well.

**Initial Plans to Prepare and Assemble 2020 Homeowner Packets (Carole):**

Annual meeting packets will start being prepared in November.

**Water Plans (Steve):**

One of the water meters was not functioning and the entire water flow went to the one functioning water meter. Plans for the HOA water system were found and should stay in the HOA "memory." It was discussed that the water plans should be scanned and the electronic copies stored in the HOA safety deposit box. Steve plans to evaluate the intricacies of the water plans with Fred Booker, and with anyone else on the street who is interested in learning about the water plans.

**Street Repairs/Replacements (Carole):**

Update Lateral drain grates in Carport # 42 (Carole): The one section of the lateral drain grate that still needed to be fixed and was later repaired by Chuck to finish the job. The Board thanked him.

Carport LED Lighting (Carole): New LED lighting was installed in all of the carports.

**Curb and Sidewalk Repairs (Steve and Carole):**

Two quotes will be obtained to either grind the rim of the uplifted sidewalk piece or to put in a new sidewalk piece near the Scurich and Ono residences (units #55 and #59). Based on the quotes, a final decision will be made for the repair work.

**Street Calming Review: (Ann and Carole):**

Street nubs strips installation was completed. The effectiveness of the street nubs strips was discussed by the board, and no real conclusions can be made at this point other than there has been no complaints to date. Gary mentioned the possibility of

putting in two additional rows of nub strips adjacent to the two rows currently in place. Carole mentioned that the signs in front of street need to be updated for compliance with Oakland city law, and that ideally signs should be placed at both ends of the street.

**Landscape Update (Rosanna):**

Ground cover will be planted sometime in November around the start of the rainy season. Netting will be placed on top of the planted area until the ground cover takes hold, and the plants will be allowed to grow through and around the netting. Rosalind requested some landscape services near her unit. Rosanna will figure out what is needed.

Carole called for a closed session of the board to review the current draft of the CC&R survey that will be sent to all homeowners, and there was general agreement of the board members to hold a closed session. Gary then asked that non-board member homeowners attending the board meeting be allowed to be present for the closed session of the Board. The majority of the Board agreed the closed session should only include current Board members. In addition, Carole did not want any minutes taken of closed session. All non-board members were asked to leave the room and the closed session was called to order.

Meeting adjournment: 8:55 pm

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.

Next board meeting is scheduled for Monday, Nov 18, 2019 at 7 pm. (Later changed to Tuesday Nov 19, 2019)

Respectfully submitted by Gary Firestone