

**Hiller Highlands Association Board Meeting Minutes
Highland Country Club: 2/17/2020**

Board members present:

Carole Anderson, President
Ann Mulligan, Vice President
Steven Cobbledick, Treasurer
Gary Firestone, Secretary

Spyglass Hill residents attending the meeting:

Rosalind Ono (Unit #59):

Meeting called to order: 7:07 pm

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

Homeowner's forum:

No issues

Agenda Review: Agenda was approved

Approval of Minutes from January 27, 2020: Approved by email

Treasurer's Report (Steven): Approved

Operating Account (Union Bank): \$7,538.11 (prior to dues entering the account)
Reserve Account (Union Bank): \$171,177.35
Reserve Account (Certificate of Deposit): 0.00
Total: \$178,715.46

Landscape Update (Carole):

Carole showed a satellite view of all of Hiller Highlands and asked Steve if he could photocopy on to a large page so we can show it at the board meeting. Steve thought it was possible. The picture demonstrates that there are areas of HHI property that have significantly more trees/bushes than what is seen in the other HH phases. The cutting of trees/bushes on the last third of upper slope and in the area between the Scurich's and Ann's units have been completed. There are a few areas above units #1-#3 that still need to be cut. Not enough trimming work was done previously by Expert Tree Service (ETS) between units #48-60, in particular the lower areas. Lance (ETS) is scheduled to finish the cutting in near future. The cost will be \$10,580 (including areas that need to be finished). Units #1 and #3 want the area behind their units to allow

more light through the dense brush, and there as some dead trees/bushes in the area as well. Lance estimates that approximately \$450 will be needed to complete the work. The Board voted 5-0 to partner with the units and pay 1/3 of cost ~\$150.

Update on Survey for CC&R Amendments (Gary)

Gary reported that the surveys are almost ready to be distributed to all HHI homeowners, and around March 9th, 2020 is the target date. Before being sent to the homeowners, Carole wants Hahn Phan, our attorney in the firm of Hughes Gill Cochrane Tinetti, P.C., to look over the survey to make sure that there are no potential legal problems with any of the survey questions. The board agreed that the due date for the homeowners to return the surveys is April 20th, 2020.

Update California SB 323 incorporation in to By Laws (Carole)

Carole discussed the timing of when the new board will be elected and when the election and annual meeting packets will be distributed to the homeowners in order to comply with the new state mandated timeline of requirements. June 18th, 2020 will be date of the Annual Homeowners Meeting. As decided on at the last board meeting, separate homeowners annual meeting packets and voting information packet (including hard copy ballots) will be sent out to the homeowners. Carole reported that the commenting period on our By-Laws governing the election of board members is over on Feb. 28th, 2020. This issue will be discussed at the upcoming board meeting on March 5th, and at that time all homeowners will be allowed to comment on the revised By-Laws. One revision that will need to be made is that the current By-Laws allows nominations of new board members from the floor at the annual meeting, which is now inconsistent with the new state laws. If approved by the Board, the revisions will be incorporated into the By-Laws. For cost effectiveness, the revised By-Laws will be added as an addendum to the existing By-Laws. Carole plans to send annual meeting packets to all homeowners by May 15th, 2020.

There was a brief and enthusiastic discussion about adding an outdoor information board in a public area of the street that will display board notifications and other information. The proposed set up will be similar to that currently used on Schooner Hill. Steven will look into the cost and types of display board that could be used on Spyglass and report at the next board meeting.

Meeting adjournment: 8:02 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 Thursday March 5th, 2020 at 7:00 pm

Respectfully submitted by Gary Firestone