

Hiller Highlands Association Board Meeting Minutes
Remote meeting: 4/13/2020

Board members present:

Carole Anderson, President
Ann Mulligan, Vice President
Steve Cobbledick, Treasurer
Gary Firestone, Secretary
Rosanna Poret, Member at large

Spyglass Hill residents attending the meeting: None

Meeting called to order: 7:03 pm

Welcome and Opening Remarks: Carole welcomed everyone to the first meeting board meeting held remotely.

Homeowner's Forum:

Carole reported that an escrow packet is being prepared for the sale of Unit #9.

Carole reported that Shilpa Narang and Vijay Mahbubani (non-resident owners of unit #44) contacted her because one of their tenant's cars, which was parked for a number of days without moving on Hiller Drive, was towed by the Oakland police due to a complaint by a resident of Spyglass Hill (according to the towing company), and they felt that their tenants are being harassed. Because the car was parked on Hiller Drive and not on Spyglass Hill, the board felt the issue is a private matter and does not concern the HHI Association.

Agenda Review: Agenda accepted.

March 5, 2020 HOA board meeting minutes: approved (vote: 5-0)

Treasurer's Report (by Steve): Approved

Operating Account (Union Bank): \$16,312.49
Reserve Account (Union Bank): \$172,797.61
Reserve Account (Certificate of Deposit): 0.00
Total: \$189,110.10

Landscape Update:

Rosanna reported that Trimacs complete trimming of trees in which the HHI Association paid one-third of the expenses as part of our partnering strategy with homeowners. The final portion of fire abatement efforts in the lower slope were completed in mid-March, and plans are in place to trim trees in that area for view purposes. Rosanna also reported that raking of the upper slope looks good.

Update on newly revised By-Laws:

Carole followed up with Hahn Phan, the attorney handling HHI affairs, concerning revisions made to the By-Laws, and reported that the revisions on the nomination and election rules proposed by the board look good.

Update on Survey of CC&Rs Use and Maintenance Survey: (Steve, Ann and Gary)

Gary mailed hardcopies of the survey to the non-resident homeowners, delivered hardcopies of the survey to the resident homeowners, and sent electronic versions of the surveys to all homeowners. Steve has been collecting the surveys, and along with Ann, recording the results. To date, approximately two-thirds of the surveys have been returned, and Carole and Gary plan to contact the homeowners who have not yet completed a survey. Because of the pandemic, the board decided to extend the deadline to return the surveys until May 4th.

Additional topics discussed at the meeting: All

- Steve reported that he and Chuck Scurich (#60) set up a bulletin board on a streetlight post in the northern sector of the street.
- Carole reported that tenants or homeowners should not be using the common 110-volt outlets (for example in carports) to charge cars. Instead, the homeowners (either resident or non-resident) desiring to charge electric cars should install a 220-volt outlet that is connected to the electrical circuit of their unit. A city permit is required the installation. Before any work is started, the homeowners are reminded to send to the board a formal request for installation of a 220-volt outlet.
- Steve reported that he will communicate with the new insurance agent about the appropriate earthquake coverage needed for the HHI Association, and he will report the outcome at the next board meeting. There was also some discussion about the level of liability and workers comp insurance needed by companies hired to do work on HHI property.
- Rosanna reported that a delivery truck damaged some HHI property, although there was no specific evidence to identify the vehicle involved. One suggestion was to put in solid barriers (such as small poles) to protect property (such as the toolbox) from vehicle damage.

Discussion of future board meetings and annual meeting of homeowners: All

Because of everyone sheltering resulting from the Covid-19 pandemic, and resulting changes in everyone's schedules, it was decided to hold a June board meeting and move the annual meeting to late July (the precise date will be decided at the May board meeting). Both meetings will likely be held remotely.

HOA Website:

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: 8:07 pm

Next board meeting is scheduled for Monday, May 18th, at 7 pm, and moved to Monday May 25th in a post-meeting decision by the board. All homeowners will be invited to join the meeting remotely, and Gary will send out the zoom link to all homeowners.

Respectfully submitted by Gary Firestone