

**Hiller Highlands Association Board Meeting Minutes**  
**Remote meeting: 5/25/2020**

**Board members present:**

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

**Spyglass Hill residents joining the meeting remotely:**

Chuck and Suha Scurich (#60 and #55)  
Judy Geoghegan and Will Davis (#61)  
Lynette Francis (#41)  
Hanna Levensen (#5)  
Tesia Ojeomogha (Tenant in #28)  
Sonja Woodham (#43)

**Meeting called to order:** 7:05 pm

**Welcome and Opening Remarks:** Carole welcomed everyone to the board meeting, which is being held remotely.

**Homeowner's Forum:**

Lynette thanked the board for arranging the trimming of trees.

**Agenda Review:** Agenda accepted.

**HOA board meeting minutes** from April 13<sup>th</sup> meeting-not completed.

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

Operating Account (Union Bank): \$29,990.62  
Reserve Account (Union Bank): \$178,897.74  
Reserve Account (Certificate of Deposit): 0.00  
Total: \$208,888.36

**Landscape and Fire Prevention:** (Rosanna and Carole)

Rosanna reported that the fire prevention work is focused on completing the lower slope work before the fire inspection. It will be particularly important to keep the landscaping under control because of the large amount of fines that can be levied if the HHI landscape is out of compliance, even for a first offense. Carole mentioned that the HHI will continue to partner with homeowners to completed tree trimming for view issues and for fire prevention, mostly recently with the unit #41 and #35 homeowners. Rosanna

further reported that the Scotch broom (*Cytisus scoparius*) on the hill behind the #3 unit has been cut back by Trimacs, and that we are waiting for a bid to remove a dead tree in the upper slope.

### **Recent Break In's and Attempts on Spy Glass Hill:**

A long discussion ensued concerning a number of strategies to prevent and react to the break in's of cars and residences. The comments (by board members and attending homeowners) included contacting a 24/7 surveillance company to find out the costs of setting up a camera system with license plate readers, such as the Flock camera system, similar to what was recently set up in other Hiller Highlands phases. It was pointed out that the cost for such a system is around \$2,000 per year per camera. As part of any surveillance effort, more visible signage needs to be placed each entrance informing visitors (cars and pedestrians) to the street that they are being recorded. There was resistance to hiring a security company to patrol the street because the excessive cost and that patrolling the street is not likely to be effective in the prevention of crimes. The cost/safety balance needs to be analyzed for any effort to prevent crime on the street. It was suggested that we contact the Oakland Police Department for their advice on this issue. Individual homeowners are encouraged to put in cameras and take other measures to protect their units.

### **Conversation: Street Blocked on South side of Spy Glass Hill: (Carole)**

Carole brought up the issue of why the south end of the street is chained. One issue brought up by Carole is that when delivery trucks need to turn around because of the chain, they have caused some damage in the process. Several homeowners commented that the chains are in place to discourage an increase in traffic and in speeding on the street by vehicles using Spyglass Hill as a convenient short cut to get to Hiller Drive. The chains also let others know that they are entering a private street. The consensus was that the chains on the south end of the street need to remain in place, and that homeowners are encouraged to make sure that the chains are up when they are near that part of the street.

### **Update on Survey for CC&Rs possible Amendments/updated Document: (Steve/Ann)**

Steve reported that surveys representing 29 of the 34 units were returned, and that he will send to all homeowners the results of the survey. (post-meeting note: Steve sent the results of the survey to all homeowners.) Ann compiled individual comments that were provided on the survey by homeowners. Steve reported that there was an overwhelming consensus by the homeowners on several of the survey questions/issues. These are as follows: 1) No revisions of the CC&Rs are needed for Unit Rentals, Parking, or Maintenance; 2) There should be no cap on the total number of units being rented by homeowners in the HOA; 3) If there was a cap on the number of rentals that homeowners with a hardship should be allowed to rent their unit; 4) Items other than vehicles or refuse receptacles should not be allowed to be stored in carports; 5) The response to violations of parking violations by residents should be an informal resolution of problems by the

board as they occur; 6) Additional parking spaces should not be designated on the street; 7) The time limit for a visitor to continuously park in a guest space is 24 hours; 8) Homeowners should be allowed to temporarily park in guest spaces; and 9) Homeowners or Tenants of units should not be required to carry interior building insurance. It was further noted that the outcome of the survey will provide a guide, but not an edict, for future board actions on the topics of the survey.

**Update on Earthquake Insurance coverage:** (Steve and Carole)

Steve reported that Victor Habib retired and a new insurance agent (Tommy Brown) will be working with our HOA to optimize our insurance policy based on our needs with respect to our CC&R requirements. There was some concern that we may be under-insured for our earthquake coverage at 50% (~\$12.5 million), although it was pointed out that the coverage is for the entire HOA and not subdivided by units. Tommy Brown will talk to us at our annual meeting about our insurance coverage.

**Update on annual meeting:** All

Because of everyone sheltering resulting from the Covid-19 pandemic, and resulting changes in everyone's schedules, it was decided to hold the June board meeting on June 15<sup>th</sup> and the annual meeting will be held on July 23<sup>rd</sup>. Both meetings will be held remotely. The Annual Meeting packets will be sent out towards the end of June.

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: 8:34 pm

Next board meeting is scheduled for Monday, June 15<sup>th</sup>, at 7 pm. 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