

Hiller Highlands Association Board Meeting Minutes
Remote meeting: 10/12/2020

Board members present:

Gary Firestone, President
Ann Mulligan, Vice President
Steven Cobbledick, Treasurer
Chuck Scurich, Secretary

Spyglass Hill residents joining the meeting remotely:

Kathleen Gilligan (#1)
Carole Anderson (#47)

Meeting called to order: 7:00 pm

Welcome and Opening Remarks: Gary welcomed everyone to the board meeting.

Agenda Review: Agenda accepted.

HOA board meeting minutes: Board minutes from the last board meeting of September 14, 2020 were approved.

Treasurer's Report (Steve Cobbledick):

Operating Account (Union Bank): \$6,837.21
Reserve Account (Union Bank): \$219,989.65
Reserve Account (Certificate of Deposit): 0.00
Total: \$226,826.86
All dues are up to date.

Landscape and Irrigation: An issue was discussed regarding Hiller Highlands 3's cleaning of the area adjacent to theirs and our property line. Gary will follow up. *[Post meeting note: Gary responded to a communication from Tim Wedlake (from HH-III) and both have agreed to directly discuss landscaping issues between the two HOAs]* There was further discussion about this summer's tree trimming; and there was discussion about trees that looked unhealthy on the street. Rosanna will be talking to our landscape contractor about these issues.

Update on Board Actions since the last board meeting:

- Approval of Unit #43's new air conditioner location.
- Approval of Unit #61's request for new patio sliding glass doors. Before installation takes place, the contractor will be sending Gary plans to approve. *[Post meeting note: The contractor submitted a plan that was approved by the board.]*
- Approval of Unit #40's request for dry rot repair.

The board would like to remind all homeowners that any work done on their homes must be approved by the board, and a Homeowner's Improvement Request Form must be filled out prior to such approval. The Homeowner's Improvement Request Form can be obtained by going to the Hiller Highland I Association website (see below) and clicking on the "Resources" tab.

Insurance coverage: (Steve Cobbledick)

There was an increase in our property insurance package (Fire and Liability) this year, from \$35,775.00 to \$38,015.00, which is a \$2,240.00 (6.3%) increase.

Reserve Study Walkthrough: Our Reserve Analyst contractor did a walkthrough recently with Steve Cobbledick, Chuck Scurich, and Gary Firestone. They have not yet presented us with their report. They were informed of our plan to create an "Operating Expense Reserve" with \$10,000 from the Reserve Fund to be used as needed for any additional operating expenses in 2021, such as from increased costs due to normal inflation and any unanticipated costs that may occur. The Reserve Analysts suggested that we keep the \$10,000.00 in the Reserve Fund and list it as a "Contingency Reserve Fund," as opposed to part of the Operating Fund.

The Reserve Analysts also pointed out that a section of the sidewalk in front of units 45 and 47 is raised up and is a tripping hazard. The board plans to hire a company to grind down the concrete to eliminate the hazard.

Security Patrols. There was a discussion about hiring a security patrol, or joining the existing security patrol on Grandview Drive, Yankee Hill, and Treasure Hill. No action will be taken by the board on this issue. However, individual homeowners can pay the existing security patrol \$50.00 a month to join.

Other Topics: There was discussion about our Earthquake Insurance policy, the cost of the policy, the percent deductible, the changing of the CCRs to reflect our current policy, and individual homeowner earthquake insurance policies, also known as "supplemental insurance" policies. Gary will be calling our insurance broker to get more clarity on various earthquake insurance options.

The next Board of Directors meeting will be held remotely on November 16, 2020, at 7:00 pm.

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.

Respectfully submitted by Chuck Scurich, Secretary