**Hiller Highlands Association Board Meeting Minutes**

**Remote meeting: 9/14/2020**

**Board members present:**

Gary Firestone, President

Ann Mulligan, Vice President

Steven Cobbledick, Treasurer

Chuck Scurich, Secretary

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

Hanna Levenson (#5)

Suha Scurich (#60)

**Meeting called to order:** 7:02 pm

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

**Agenda Review:** Agenda accepted.

**HOA board meeting minutes:**  No board minutes to approve because June 15th board meeting minutes were approved prior to the 2020 Annual meeting.

**Homeowner’s Forum:**

Pre-meeting reports from home owners: Hosein (unit #24) reported that a light cover is missing in the car port that is shared with Mildred (unit #22) and Yassi (unit #20.) Chuck will work on getting it replaced. Rosalind (unit #59) reported an attempted Flower/plant pot theft. Unit #61 also had one pot and plant stolen.

**Treasurer’s Report (Steve Cobbledick):** Approved

Operating Account (Union Bank): $6,286.79

Reserve Account (Union Bank): $213,886.16

Reserve Account (Certificate of Deposit): 0.00

Total: $220,172.95

All dues are up to date.

**Landscape and Irrigation:** (Gary read the following report, as submitted earlier by Rosanna Poret)

La Canada trimmed all of the trees that were adjacent to buildings along Spyglass, and they pruned the cherry trees on 9/8/2020 and 9/9/2020 at a total cost of $4,400.00. The overall cost was higher than expected because some trees had grown since the initial bid and the work needed to be done. The overall landscape costs for the year should still be under budget.

There are still two more dead trees on Hiller Drive. Rosanna showed them to Steve Cobbledick and they decided to wait until the next budget period complete this work.

Trimacs trimmed the branches of four trees along Hiller that were getting too low to the street. The concern was that someone might be hit by a branch and then it becomes a liability issue. There was no charge.

**Board comments on Landscape:**

As a friendly reminder, the Board would like to emphasize that Rosanna Poret is the go-between for our HOA and Trimacs and that anyone with landscape concerns should contact Rosanna by email, and not contact Trimacs directly.

There was discussion about the tree cutting that was done, future tree cutting projects, and establishing procedures to insure that the trees get cut properly.

**Update on Board Actions since the annual meeting:**

Approval of Unit #57’s color of exterior paint.

Approval of Unit #24’s request for repairs due to dry rot.

Approval of Unit #60’s request for a standby generator.

Removal of painted number 57 on the curb in front of units #57/59.

Garbage shed cover repaired for #38.

Emergency Box repaired.

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.

**Update on Earthquake Insurance coverage:** (Steve Cobbledick)

There was a discussion about our current earthquake insurance coverage. Our current fire insurance covers 100% of all replacement costs, but our Earthquake insurance does not. Our earthquake insurance covers only 40% of the replacement costs (50% of the value of the property, less a 20% deductible). In order to cover 100%, the policy must include the full value of the property with no deductibles. It may be impossible to find an earthquake insurance policy without a deductible. Steve presented a proposed earthquake policy by our current provider with full value coverage and a 20% deductible. If we were to purchase that new policy, we would have to increase annual dues by approximately $1000 per unit, but the policy would still not cover 100% of replacement costs, since the 20% deductible only provides 80% coverage. The board will be asking the homeowners to vote on a decision, hopefully at the next annual meeting in 2021, whether to keep our current policy coverage, change our earthquake insurance coverage, and/or to change the CCRs.

**Potential CC&Rs revision:**

There are some items that are in the CC&Rs that need to be changed, e.g., maintenance responsibility for sheds and garbage bin shelters. After discussion, the board has decided to examine Exhibit B of the CC&Rs and suggest changes to be made, presenting those suggested changes to the homeowners to be voted upon. The goal will be to present these items at the annual meeting in 2021 for a full membership vote, after following the new guidelines regarding proper notice and other voting procedures.

**Budget Goal:** There was discussion to lower the Reserve Fund Contribution by $10,000 and that there would be no increase in the monthly HOA dues next year. It was proposed that an “Operating Expense Reserve” be created with the $10,000 that will 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. This proposal was approved by the board.

**Entry signs for towing vehicles:** Our sign at our North entry way is not in compliance with City of Oakland and State of California’s laws to legally tow vehicles. The board will be replacing such sign soon.

**Video Surveillance Signs:** The board decided to place signs on the street that may help deter crime. There will be wording similar to “This property is protected by video surveillance” and an image of a camera on the signs.

**Update on annual meeting**:

The annual meeting will be held remotely sometime at the end of February, 2021. The Annual Meeting packets will be sent out before that.

The next Board of Directors meeting will be held remotely on October 12, 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.

Meeting adjournment: 8:26 pm

Respectfully submitted by Chuck Scurich, Secretary