# Hiller Highlands Association Board Meeting Minutes Remote meeting: 12/14/2020

**Board members present:**

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

# Spyglass Hill residents joining the meeting remotely:

None

**Meeting called to order:** 7:03 pm

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

**Agenda Review:** Agenda adjusted to discuss budget and insurance issues at end of meeting. Adjustment accepted.

**HOA board meeting minutes:** No board minutes to approve because the November 16th board meeting minutes were approved earlier via email by board members. Minutes are available on our website.

# Homeowners’ Forum:

No items presented during the Homeowners’ Forum.

**Treasurer’s Report (Steve Cobbledick):** Approved Operating Account (Union Bank): $8,110.87 Reserve Account (Union Bank): $229,638.67 Reserve Account (Certificate of Deposit): 0.00 Total: $237,749.54

All dues are up to date.

**Landscape and Irrigation (Rosanna Poret not present but presented this report):** Everything is going well. Trimacs is busy cleaning leaves, bagging not blowing, cleaned the upper V-ditch before the rains, so that bark would not slide down the hill. It may need cleaning again. 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.

# Update on Board Actions since the last board meeting:

Clean-up and repair of Sidewalk work done. Cal West responded to our clean-up request, were very apologetic and did a good job repairing and cleaning up their work. The new crew worked over 5 hours to complete the clean-up.

**Video Surveillance Signs:** Gary has ordered 2 signs and the mounting straps. They have not arrived yet. When they arrive, Gary and his son, Joe, will be installing them.

The signs will be placed at the North and South entrances to Spy Glass Hill and will be installed on light posts directly above speed limit signs.

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 should 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 annual meeting:

The annual meeting will be held remotely sometime in March 2021. The Annual Meeting packets will be sent out before that.

The board encourages new homeowners to join the board. Nomination forms were sent to all homeowners. Please fill out the form and place it in the HOA mailbox at 36 Spy Glass Hill.

Willard Davis at #61 has volunteered to be the Inspector of Elections, to count the ballots for the annual meeting.

The homeowners will be voting on the First Amendment to the Bylaws, the new Board members, and the earthquake insurance resolution which will likely include changes to the CCRs.

# HOA Budget and Earthquake Insurance:

After much discussion of the prohibitive costs of earthquake insurance, including discussions and advice from our HOA attorney, the board will be holding an open Zoom meeting on December 21st at 7 pm to discuss the 2021 Budget.

At this December 21st meeting, a decision will be made by the board to distribute the new budget, and will propose to not increase the monthly homeowners dues for 2021. Soon after this meeting (and based on the discussion), a survey will be created to be distributed to all homeowners to determine the appropriate level of earthquake insurance coverage favored by the homeowners (increased, decreased, or eliminated) for our HOA. As part of this survey, ramifications on monthly dues at each level of earthquake coverage will be outlined.

A cover letter will be included with the budget and the survey which will provide a timeline of events, including a notice of a remote Town Hall meeting for the homeowners on (tentatively) January 11th to discuss the earthquake insurance coverage. The tentative date to return the survey would be January 22, 2021.

After the survey has been completed and returned, the board will convene a meeting to discuss the outcome and then construct ballot packages that will be sent to all homeowners. These ballot packages will include voting on next year’s board members, the first amendment changes to the by-laws, next year’s budget, and (based on the results of the survey) an earthquake insurance resolution that could include changes to the CC&Rs. The ballots will need to be returned within 30 days.

Willard Davis will receive the ballots and count the votes. The board will be mailing the election results 15 days before the annual meeting. The annual meeting is tentatively scheduled for Thursday, March 18th.

The next Board of Directors meeting will be held remotely on December 21, 2020, at 7:00 pm via Zoom, to discuss the budget. The following board meeting, depending on the status of the ballots process will be January 25th or February 1st. We will be following up with a more definite date in the near future.

# HOA Website:

The Spyglass Hill website address/link is [http://hillerhighlandsone.net](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: 8:00 pm

Respectfully submitted by Chuck Scurich, Secretary