

Hiller Highlands Association Board Meeting Minutes
Remote meeting: 2/1/2021

Board members present:

Gary Firestone, President
Ann Mulligan, Vice President
Steven Cobbledick, Treasurer
Rosanna Poret, Member at Large

Spyglass Hill residents joining the meeting remotely:

None

Meeting called to order: 7:02 pm

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

Agenda Review: No adjustments to the proposed agenda.

HOA board meeting minutes: No board minutes to approve because the December 14th board meeting minutes were approved earlier via email by board members. The January 11, 2021 minutes are not finalized. 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): \$12,732.18

Reserve Account (Union Bank): \$196,145.30

Reserve Account (Certificate of Deposit): 0.00

Total: \$208,877.48

All dues are up to date.

Landscape and Irrigation: Rosanna reported that a leak in the irrigation system, which occurred between units 31/33 was identified and repaired.

Update on Board Actions since the last board meeting:

Gary reported that he and his son, Joe, painted a white stripe on the first step down to the Club, as a safety measure.

Outcome on Earthquake insurance coverage survey: Gary reported that 25 of 34 ballots were returned. Option 1 (100% coverage) = 0 votes, Option 2 (partial coverage) = 6 votes, Option 3 (no EQ coverage) = 19 votes. Ann reported that she had spoken with her own insurance company (which is a different insurer than our HOA insurers), which had some concerns that the EQ insurance would be eliminated. The members discussed that our Farmers insurance agent should be contacted for his input on the decision to eliminate the EQ insurance, and Gary volunteered to look into other companies lower earthquake premiums.

Update on annual meeting:

The annual meeting will be held remotely in March 2021 (tentatively March 18). The Annual Meeting packets will be sent out in early February.

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 an amendment to the CC&Rs that would allow flexibility in the earthquake coverage levels each year as determined by the board.

At the December 21st meeting, a decision was made by the board to distribute the new budget. Because the total expenses are the same, there will be no increase in the monthly homeowners dues.

Ballot packages will be sent to all homeowners in early February. 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. Several documents including the reserve study, dues structure, property insurance disclosure, 2019 financial statement and review will be posted on the website, under Resources. The ballots will need to be returned within 30 days.

Willard Davis will receive the ballots and count the votes. The board will announce the results at the annual meeting. The annual meeting is tentatively scheduled for Thursday, March 18th.

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: 7:44 pm

Respectfully submitted by Ann Mulligan, Vice President