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Hiller Highlands I Association Board Meeting Minutes Remote meeting, June 9, 2022

Board members present:

Gary Firestone, President
Steven Cobbledick, Treasurer
Chuck Scurich, Secretary

Spyglass Hill residents joining the meeting remotely:

Kathleen Gilligan (#1)
Hanna Levenson (#5)
Ken Pytlewski (#11)
Carole Anderson (#47)
Neville Colaco (#51)
Gerry and Ken Powers-Ross (#57)

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: The board minutes from April 4, 2022 were approved. Minutes are available on our website.

Treasurer's Report (Steve Cobbledick):

Approved Operating Account (Union Bank): \$12,320.14
Reserve Account (Union Bank): \$261,229.63
Total: \$263,549.77

Report from the North Entrance Beautification Committee:

The Committee met with Jean Fogg, the landscaper for Highlands Country Club on April 23, 2022. Hanna Levenson, Ann Mulligan, and Carole Anderson of the Committee were the attendees. After some discussion, Jean Fogg presented a proposal to the Committee, which consisted of demolition, renovation, plants, irrigation system, and mulch for a total cost of \$15,230.00. This work does not include any work on the existing "path."

During the board meeting there was much discussion about the boundaries of this specific area of landscaping, including the exact location of the HHIA property line that

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is shared with Highland Country Club. It seems that all or most of this landscaping will be done on property that belongs to the club. Steve Cobbledick will be sending a Tract Map to the Board and the Committee which will reveal the exact location. Kathleen mentioned that she would upload the Tract Map to the HHIA website.

There was some discussion about how to pay for this landscaping, including the possibility of using funds that are in the Reserve Account or assessing the homeowners for the cost. The fact that the landscaping may not be on our property raises a concern about the how this should be paid for.

Kathleen Gilligan shared that she has contacted three other landscape contractors and will continue to gather more information about the project. She reported a breakdown of one item: removal of the existing asphalt, which is estimated to cost approximately \$3,000.00.

Kathleen also discussed other ideas for the area, like low maintenance plants or even no plants at all. Another idea that was presented was that the Homeowners do the work themselves, without a contractor. The Committee will be looking into these and more ideas and then present their findings later to the Board.

Homeowners' Forum:

There were no additional items beyond those in the agenda.

Insurance Update:

Gary informed the board that we purchased a premium from the Motus Program for the four units that were not covered in our primary earthquake insurance policy. These units, which are located above carports are units 42, 48, 51, and 53.

The board would like to remind the homeowners that if you are interested in purchasing additional earthquake insurance, you can buy this insurance from the Motus Program, since the Motus Program is now in effect.

Landscape Report:

Gary reported landscaping work being done between units 48 and 60, mostly clearing brush for fire suppression. Gary also brought up the Board's policy of views, and corresponding landscape expenses to restore any blocked views. If the blocked views are due to landscaping on HHIA property, the responsibility for restoring those views and the costs will be for the HHIA. However, if the blocked views are due to landscaping on property owned by another owner, then the affected homeowner needs to directly negotiate with that owner, e.g., the Highland County Club.

Please inform Gary if there are any HHIA trees blocking your views.

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There was discussion about the trees on EBMUD property, blocking several homes in our Homeowner Association. Chuck Scurich gave a brief report about the ongoing situation with that issue. There has been no solution or agreements made with EBMUD and the affected homeowners at this time.

Gary discussed the work that our landscape contractor, Trimacs, is currently doing on the street, including the clearing of vine overgrowth behind units #9 and #11. There was discussion about that work, how long it is taking, and how long it will take to clear everything. A question was presented about how severe the cutting back of that overgrowth should be. Gary suggested that if the overgrowth is too severe, then the homeowners of these units should get involved with the decision regarding how much to cut back. Another homeowner added to the conversation, regarding trimming back overgrowth behind their units, as well. They also mentioned that there was a lot of trash in that same area that needs to be picked up. Finally, there was a report of a broken irrigation pipe. Gary suggested that anyone who discovers such leaks, trash, or any other issue to please email to Gary a description of the issue with photos.

Next Board Meeting: Sometime in July, after the 4th of July holiday.

Meeting adjourned at 7:50 pm.

Respectfully submitted by: Chuck Scurich, Secretary