

Hiller Highlands Phase II Association  
Board Meeting Minutes  
January 23, 2017

Present: Rich Banks, Scott Gayle, Ed Loss, Gerard Burnett, Susan Boyers, and Daphne Flamer

Rich Banks called the meeting to order at 7:02pm

**Financial Report – Ed Loss**

Water usage remains an issue for 11 months running in 2016. Since 2013 to 2016 our spending for water has increased 39% and our spending from 2015 to 2016 has increased 28% due to usage and EBMUD rate increases incurring each July. Some of the increase in 2016 was due to increased irrigation to avoid additional loss of vegetation caused by the drought.

Reminder – the quarterly dues have increased to \$800/quarter commencing January 1, 2017. Penalties will not occur for underpayment of 1<sup>st</sup> quarter dues paid within the quarterly deadline window. The motion was made by Rich Banks and seconded by Ed Loss. Scott Gayle was in favor of this motion.

The Board has decided to revisit a plan to either fully pre-fund the reserve to pay for the replacement of our private sewer laterals planned for 2022 or obtain an HOA loan for a portion of the remainder needed to complete the project. The reason for this change is to have lower assessment increases for current homeowners and to spread the cost of the project to new homeowners purchasing their homes near or beyond the 2022 project completion. EBMUD requires sewer laterals to be tested every 20 years, but the life of the new Polyvinyl chloride (PVC) sewer lateral pipes may have a life span of 50 to more than 100 years.

The Board will present a revised reserve funding and assessment plan to Homeowners at the Annual Homeowners meeting on February 16, 2017. Please plan to attend the Annual Homeowners meeting to provide the Board with your input.

### **Landscape Report – Judy Barmack**

The Board's previously approved plan to remove the failed and dying rosemary bushes on Yankee Hill and Treasure Hill has been completed as well as the two priority projects to beautify the entrances of both streets. A combination of boulders and drought resistant ground cover is now in place. These two projects came in on budget.

The new service day from our current landscaping company, Trimacs is now every Tuesday.

The Board received a request from the owner of 16 Treasure Hill to let the ground cover on a trail close to their house grow over the path. The path is not used by anyone. The Board by unanimous vote has agreed to let the ground cover grow over the path and will instruct Trimacs to leave it alone.

Rich Banks is working with A-Plus Tree Service to replace a damaged and removed tree in the common area at 22 Yankee Hill with a dwarf Japanese maple tree. It is anticipated the tree, once identified and chosen will be planted before the next quarterly Board Meeting.

Judy Barmack has expressed that she would like to relinquish her position as Landscape Chairperson as she has a busy schedule with ongoing family commitments in Southern California and travel. If any Homeowner expresses an interest in the position, please contact a Board Member.

### **Barking Dogs Issues**

Prior to the November 7<sup>th</sup> Board Meeting, HH-II received complaints from neighbors of 1863 Grand View Drive about barking dog(s). Owner Daphne Flamer agreed to work with HH-II to resolve the barking dog issues and the violation of HH-II CC&R's two-dog limit. Daphne had previously stated that two of the four dogs serve as support animals and argued that they should be exempted from the two-pet limit. Her daughter and a friend currently occupy her property at 1863 Grand View Drive. Daphne stated at the current meeting that she has taken two of the dogs in her care off the premises. The Board maintains that the dogs cannot be left out on the deck, as they tend to bark at anything that goes by. The Board appreciates Daphne's ongoing effort to help resolve this issue. Since the last Board meeting, there have not been any registered complaints.

### **Backflow Preventers - Follow-up**

HH-II has four water meters, three of which have backflow preventers. The backflow preventers were recently tested by EBMUD and one of them on Treasure Hill had a small leak and has since been repaired.

### **CC&R Renters Affidavit**

The Board has suggested that ALL Renters sign an affidavit that they have received and have read the Hiller Highlands Phase II CC&R's. The provisions and restrictions of the CC&R's would bind Renters, as do Homeowners. It would be the Homeowners responsibility to submit to the Association the signed Renters affidavit. The motion was made by Rich Banks and seconded by Ed Loss. Scott Gayle was in favor of this motion.

### **Traffic Congestion Hiller Drive**

Scott Gayle has brought to the Boards attention the automobile congestion occurring Monday through Friday in the afternoon uphill on Hiller Drive due to children being picked up from Kaiser School between 2:30pm and 3:15pm. Ed Loss has reported the local residents have corresponded with the Principal of Kaiser School and Peter Chun, City of Oakland Transportation Engineer. Mr. Chun noted during their observation the queue of pickup vehicles extended to 30 Hiller Drive at times to 14 Hiller Drive. He also added the queue of vehicles on Hiller Drive is a big concern because the queue blocks the travel lane vehicles traffic trying to pass through on Hiller Drive or get to North Hills are trapped. His office has recommended prohibiting parking along the curbside to allow for the queuing of parents in the parking lane. His office will continue to field comments about the parking restriction and determine if there are any alternative schemes that they may want to consider before they make any decision to make any parking changes on Hiller Drive or South Hills.

### **Miscellaneous:**

Architectural Change for 20 Yankee Hill

Gerard Burnett requested approval to replace his 25-year old garage door with a new one. He provided the Board with a composite photo of the proposed new garage door. The Board approved his request.

## **Hiller Highlands Phase II Annual Homeowners Meeting**

The Annual Homeowners Meeting will be held on Thursday February 16<sup>th</sup> at 6:30pm at the Highlands Country Club. This is a fun social event to meet your neighbors. A light dinner will be served with refreshments followed by a meeting. We are looking for 100% participation.

Meeting was adjourned at 8:54pm

Minutes respectfully submitted by:

Gerard Burnett for Tracey Perkins Hiller Highlands Phase II Secretary, excused.