

Hiller Highlands II Association

1860 Grandview Drive, Oakland, California 94618

Rich Banks-President • Scott Gayle-Vice-President • Ed Loss-Treasurer • Tracey Perkins-Secretary • Judy Barmack-Landscape Chairman

Board Meeting Minutes **April 25, 2016**

Present: Rich Banks, Scott Gayle, Ed Loss, Judy Barmack, Tracey Perkins

The meeting was called to order at 6:30 PM.

Financial Report – Ed Loss

We will be over the 2016 water budget by the end of this year as the water expense went up 20%. We have three options to pay for the escalation in water price and usage:

1. Increase annual assessments \$50 per quarter
2. Use some of the carry-over prepaid dues from homeowners who pay for the whole year
3. Borrow from the reserves

If we use options 2 or 3, we need to pay it back next year.

For 2017 we definitely will have to increase the water budget. Cost of water has risen significantly and we are not conserving enough. In 2015, we did not meet EBMUD's 20% use reduction target. We only reduced by 7%. We all need to be cognizant of water usage. Even with all the rain, drought restrictions have not been lifted. Homeowners should check out water conserving hints at the following website: http://eartheasy.com/live_water_saving.htm

There is water flowing from 1863 Grand View. Fred Perkins and the homeowner, Daphne Flamer, looked in the garage for a possible leak and found a small puddle of water. They checked later and the puddle was gone. Rich has asked Trimacs to look for leaks. The sprinkler system will be turned on sometime this week (April 25).

For the next Board Meeting, Ed will present: "Modeling for 2017 Reserves Study."

Landscaping Report - Judy Barmack

Judy has made two walkabouts with Raylene and will continue to do so on a six to seven week interval. Having Raylene see the issues she can give guidance to the landscapers.

They pulled out Manzanitas on Hiller and planted new Sage. There are other areas that need to be addressed. The entrances of Treasure Hill and Yankee Hill the failing Rosemary bushes need to be removed. Judy spoke to Raylene about several options, and the one that appealed the most was place boulders to create an entrance along with plants. Raylene will first give an estimate for the entrance of Treasure Hill and then Yankee Hill. The Board agreed with Judy's recommendation as the new landscaping would be echoing the Fire Memorial with boulders.

Tree Trimming - They will be taking out the root of the tree at 1875 Grand View to try and save it. All new plantings will be drought tolerant.

Security Cameras – Ed Loss

Ed spent two hours with Phase IV regarding cameras. They have been up for two years and still are not running. Neighborhood Guard is gone. Fred Booker has researched license plate readers and the best one is \$6,000. Fred had a camera that could read licenses during the day, but was recently stolen. Homeowner Associations cannot install license plate readers as there is a privacy issue. However, individual homeowners may install cameras themselves. Ed spoke to OPD and they said it would be extremely helpful if we could identify license plates here in Hiller. Scott recommended that the Board could incentivize our homeowners to: Install indoor/outdoor cameras by help subsidizing cost of cameras if it helps the community.

Sewer Laterals – Rich Banks

All of Phase II sewer laterals need to be replaced. Rich spoke to EBMUD. If you have more than 1,000 feet of sewer laterals, you do not have to complete the project by 2021, just an action plan needs to be submitted. We will probably propose completing the project in 2022, which EBMUD said would be “great.”

Architectural Change – Rich Banks

The Board voted to approve Margaret Broussard’s roof replacement, 18 Treasure Hill, if the roof material and color is the same as her two neighbors. But she needs to submit an Architectural Change form to Board to replace her roof. The replacement of her windows is a replacement in kind and not an architectural change.

Homeowners need to be conscious of submitting an Architectural Change form to the Board if they are making external changes to their home such as changing paint colors, replacing roofing, etc. The form must be submitted to the HH-II Board as stated in our CC&RS 60 days prior to an Open Board Meeting.

Street Repair – Rich Banks

Rich spoke with two contractors for street repair, American Asphalt who did Phase IV, and A&E. American Asphalt is too expensive. We used A&E several years ago and they were less expensive and did a good job. Scott recommends that we use A& E. Treasure and Yankee streets have alligator cracks. They will replace the large damaged areas where it is splintered, pour tar on the cracks, and place a sealer.

The meeting was adjourned at 7:58 PM.

Minutes submitted by Tracey Perkins, HH-II Secretary

Attachment:

EBMUD Usage 2015 vs. 2013

HH-II First Quarter Financial Report 4/2016

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