

Hiller Highlands II Association

1860 Grandview Drive, Oakland, California 94618

Rich Banks-President • Edie Kaplan-Vice-President • Reg Gomes-Treasurer • Tracey Perkins-Secretary • Ed Loss-Landscape Chairman

HH II – Annual Meeting Minutes February 26, 2015

PRESENT: Rich Banks, Edie Kaplan, Reg Gomes, Tracey Perkins, Ed Loss, Terry Lee, Walt Bussey, Ann Bussey, Neal Barmack, Judy Barmack, Marco Moros, Michelle Moros, Rosalie Yerby, Kass Cazier, John Walsh, Betsy Ferguson, Mani Kammula, Rao, Kammula, Wally King, Susan Boyers, Annette Baron, John Weiss, Fred Perkins

The meeting was called to order by Rich Banks at 7:01 PM.

Rich welcomed new homeowners:

Walt and Anne Bussey – 1864 Grand View
Marco and Michelle Moros – 15 Treasure Hill
Neal and Judy Barmack – 1880 Grand View

Minutes of the February 12, 2014, annual meeting were approved and seconded.

Rich introduced the 2014 board members:

Rich Banks, President
Edie Kaplan, Vice President
Reg Gomes, Treasurer
Tracey Perkins, Secretary
Ed Loss, Landscape
Terry Lee, CORE

The 2014 board members have agreed to stay on for 2015; however, if any homeowner wishes to serve on the board, please contact Rich ASAP.

CORE (Citizens of Oakland Respond to Emergency) – Terry Lee - Terry recently attended a Neighborhood CORE meeting which meets twice a year. He highly recommends that everyone be prepared for an emergency. Visit the following websites:

www.oaklandfiresafecouncil.org - tips on fire safety
www.readygov
www.oaklandcore.org – take CORE classes

In case of an emergency, Terry distributed:

- *“Help/OK Card”* - In the event of a disaster, the *“Help/OK Card”* must be placed in a visible place, i.e. on your front or garage door. Help means you need assistance and OK means you do not need assistance. Keep the *“Help/OK Card”* along with tape close to your front door – this could help save your life.
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- Hiller Highlands Disaster Preparedness Information Form – Please complete the form and return to Terry at 1885 Grand View Drive only if you have any of your personal information that needs to be revised. The form is a good resource for help, i.e, personal illnesses, nurses, doctors, first aid training, equipment, etc. For example, Phase V has a doctor who is responsible for all the phases in Hiller.

Guest Speaker - Ed Ono - Ed is a CORE Instructor who lives in Phase I. CORE was modeled after Los Angeles's emergency/safety program. Ed is certified to teach Core 1 and Core 2 classes. Core 1 teaches you how to take care of yourself and home. Core 2 is organizing your neighborhood. Core 3 classes are taught by firemen. You learn how to use fire extinguishers, first aid, etc. Ed is available to teach CORE 1 or 2 classes. Classes can be taught at the club or home with 10 to 20 people in attendance. Terry plans to schedule a Core 1 class for Phase II residents.

Hiller Highlands has Fire Station Number 7 (510 238-3856) just up the hill. If you have a fire in your house, first call the fire department and then try and put it out yourself. If you have a medical emergency, first call Station Number 7, they have a paramedic on duty 24/7, then call the ambulance.

We are over 39 years past due for the big earthquake. Do not turn off your gas unless you smell gas or if your meter is going crazy. If you turn it off, PG&E will take at least two weeks to turn it back on.

On April 25 Oakland is having a city-wide CORE exercise. They will be setting up command posts, communications, first aid, etc. in the neighborhood/city.

All Phase II residents (Treasure Hill, Yankee Hill, Grand View) in case of an emergency/disaster should meet by the box next to the Bussey's home: 1864 Grand View Drive. Terry and Ed will meet with Mr. Ono to redo the emergency box.

EBMUD – Rich Banks - In 2014 we reduced our water usage by 14%. EBMUD wants us to continue to reduce usage but now wants a 15% reduction. Due to the drought, there will not be any new or replacement plantings. Homeowners were requested to do our part by conserving water. If you see a leak in the sprinkler system, go to the shut off valve. They are located at 1879 and 1864 Grand View. Turn the lever 90% to shut the water off and then call Ed or Rich.

Homeowners Inspection – Rich Banks - Last year a few of the board members did a home inspection. Letters were sent to homeowners whose homes were in disrepair. If repairs are not made by May 1, the board will take charge and make changes at owner's expense.

LED Lighting – Rich Banks - There are 4 out of 12 lights that are not functioning. They are located on Treasure Hill and Yankee Hill. Rich spoke to an electrician and he recommended that we replace the lights with LED lighting. Rich replaced one with a white LED light on Treasure Hill. It uses 30% less energy. Check it out.

Repaving of Treasure Hill – Rich Banks - The pavement of Treasure Hill is looking pretty rundown. Rich will get a quote on resurfacing the street.

Animal Trappings – Rich Banks - Unfortunately, the raccoons behind 1881 Grand View will be trapped and euthanized.

Treasurers Report – Reg Gomes

HILLER HIGHLANDS II HOA 2015
Treasurer’s Report

Financial Report: 12/31/2014

Operating: \$ 22,428
 Reserve: \$148,910

BUDGET

	<u>2014</u>	<u>2014 ACTUAL</u>	<u>2015</u>
<u>INCOME</u>			
Member Dues (42 @ \$2,600)	109,200	109,365	109,200
<u>EXPENSE</u>			
SBA Loan (P & I)	17,586	17,697	17,592
Administrative Services	850	360	650
Communications	550	945	1,250
Insurance	5,600	5,571	5,600
Utilities	36,200	38,212	36,000
Landscaping	30,116	32,160	23,070*
General Maintenance	330	0	300
Professional Services	5,100	5,290	5,450
Taxes	10	0	10
RESERVE TRANSFER	12,852	12,852	19,278
TOTAL EXPENSES	109,194	113,088	109,200

*Some landscape items will be paid from the Reserve.

The reserve covers major problems, sewer laterals, paving of streets, and some of the landscaping. For 2015 our homeowner’s quarterly dues will stay at \$650 and will increase in 2016.

The budget consists of: utilities and landscaping take up 55%, SBA loan and reserve take a third, insurance and professional services take 10% and 1% is left for miscellaneous. The 2015 budget has been approved.

Landscaping - Ed Loss - We have almost reduced our water usage by 15%. Unfortunately, this summer we will be hit with a surcharge for purchasing water from the Sacramento River. We will diligently watch irrigation closely.

Security Cameras – Rich Banks - The security cameras are placed on hold for the moment. Phase IV is working with Neighborhood Guard and are having problems with their cameras and technology. They have installed dummy cameras, but their cameras are not operational. Ed will look into getting some signage and dummy cameras for our Phase.

Terry recommended that everyone in Hiller should join <https://nextdoor.com> It's a community website/app that keeps you informed about the neighborhood.

To keep homes safe, Terry recommended that we put a film on our sliding glass doors. It is almost impossible to break the glass with the film.

Miscellaneous

Homeowners are reminded that we have a website HH-II.org.

Any exterior change to your house has to be approved by the Board.

There is a committee that meets with the Bentley School four times a year. Fred Perkins volunteered to attend the meetings with the school. Bentley School is not in compliance with the Planning Commission.

If you have any concerns about the landscaping around Gateway or around Hiller, check out: <http://oaklandlandscapecommittee.org> They are a community based, volunteer landscape committee that has worked on greening projects in the North Oakland Highway 24/13 corridor since 1979.

Status of Moros awning was discussed and approved.

The meeting was adjourned 8:19 PM.

Minutes submitted by Tracey Perkins