

Hiller Highlands II Association

www.HH-II.org

1860 Grand View Drive, Oakland, California 94618

Rich Banks-President • Scott Gale-Vice-President • Ed Loss-Treasurer
Rao Kammula-Secretary • Tracey Perkins-Landscape Chairperson • Terry Lee-C.O.R.E.

1st QUARTER BOARD MEETING

Date: January 7, 2019

Time 7:00 pm

Location: Highland Country Club

Board Attendees

- Rich Banks, President
- Scott Gale, Vice President
- Ed Loss, Treasurer
- Tracey Perkins, Landscape Chairperson
- Rao Kammula, Secretary
- Terry Lee, CORE

Homeowner Attendees

- Jeanette Wong
- Helen Lee
- Kass Cazier
- Rick Mason

Guest Topics:

- **Homeowners' Requests - Homeowner Attendees**
 - Terry Lee and Kass Cazier presented video of rain water flowing downhill behind their home. It appears to be originating from the Phase 4 “V-ditch”.
 - **Resolution:** Ed Loss was assigned to contact Phase 4 board member(s) re: this problem.
 - Architectural Approval requested for 1862 GV repainting as per swatches provided by Sherry Benninger, broker representing Eileen Finch, the homeowner.
 - **Resolution:** Board unanimously approved paint colors
- **Project Management Services Presentation/Discussion - Steve Hanson, Associa**
 - Steve provided details on scope of project management services provided by his team at Associa
 - Capital project financing options
 - Vendor Sourcing
 - Homeowner communications
 - Overall project management

Board Topics:

- **Pro's and Con's of engaging Full-Service Management Services – Board**
 - **Resolution:** Board approved engaging Associa to provide full-service management

- **Resolution:** Commencement of full-service relationship to begin following the Annual Meeting on Feb 23. Associa will attend this meeting to introduce themselves to homeowners
- **Special Assessment to cover Full Service – Board**
 - **Resolution:** Board approved a 5% special assessment to cover:
 - Associa full-service management agreement cost and
 - Projected water fees over and above amount already budgeted for 2019.
- **Annual Meeting Planning – Board**
 - **Resolution:** Saturday, Feb 23rd at 10:30. Club Party Room
 - Agenda TBD
 - Sound System – Terry
 - Projector – Scott
 - Catering by Rick and Ann’s – Tracy and Ed
 - Flyers – Tracy and Kass
- **2019 Board Composition – Board**
 - **Resolution:** The Board members agreed to make no changes to current roles pending the ramp-up of Associa’s full-services
- **President’s Report including Drainage repairs (1879 GV), One Treasure irrigation and PG&E Leaks (1 Treasure) - Rich Banks**
 - **Resolution:** Rao agreed to engage a consulting contractor to determine scope and cause of “PG&E Leak”
 - **Resolution:** Trimacs will investigate leaking irrigation head at 1 Treasure
 - **Resolution:** Susan reports that there is now no water intrusion at 1879 GV
- **Treasurer’s Report - 2018 Budget Wrap-up - Ed Loss**
 - **Resolution:** EOY Cash position is \$6k. See above special assessment.
 - **Resolution:** John Hauseman Delinquency. Board determined that Associa is lacking a current address for the homeowner. Ed agreed to speak with current tenants to identify proper mailing address.
- **Landscape Report - Tracey Perkins**
 - **Resolution:** Tracey offered to provide onsite management of Trimacs workers in an effort to improve quality and quantity of services
 - **Resolution:** Tracey offered to consider alternative sources for brush clearing and minor tree work
- **C.O.R.E. – Binder Update**
 - **Resolution:** Tracey provided updated information inserts for the C.O.R.E. binders
- **Special Projects Status - Rao Kammula**
 - **Resolution:** Treasure Hill cistern project deferred

Meeting Adjourned at 9:15pm