

Minutes from the Jan 22nd Board meeting:

Water: Water billing for 2017 was within budget of \$55,000. Home owners are encouraged to conserve and use water wisely to avoid a large increase in 2018.

Budget: There is a budget surplus of \$18,000 to date.

Sub-metering of irrigation water would lower water cost by an estimated \$8,000/year. It is estimated that the cost of sub-metering would be recovered in about a year. The board has decided to get 3 irrigation sub-metering bids and then proceed with the project.

Landscaping: HHII landscaping area has been divided into 7 sections. They will be worked on sequentially (fixing sprinklers, removing the old shrubs, replanting, etc.). Smart controllers are not planned for this 2018, as the cost savings needs to be better quantified. Tree cutting and trimming will begin before spring. The first priority is safety and fire protection.

Grand View Drive Parking: There are parking problems along lower Grand View Drive that are posing safety problems for residents. Obstruction of public sidewalks by cars parked in driveways at 1869 and 1876 Grand View Drive are forcing pedestrians to walk in the street. This is a violation of the California Vehicle Code 22550 and HHII CC&R Sections 6.3 and 6.7. Cars parked along lower Grand View Drive block neighbor's visibility of the street when exiting their garages. Both these issues were brought to the attention of the Board. Please avoid parking on the sidewalks parking along the street in this area. Additionally, HHII CC&Rs 6.13.4 requires that "Garages be reserved for the parking of vehicles. Each garage shall be used for parking the vehicles of the Residents of the Dwelling and shall not be used for any other purpose that interferes with the ability to park the number of vehicles the garage was designed to accommodate unless the number of vehicles of all Residents of the is less than the number the garage was designed to accommodate."

Annual Homeowners' Meeting: Please attend the upcoming Phase II annual meeting on Feb 26th. Important financial issues, sewer line replacement, landscape and irrigation improvements and road work will be discussed.