

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

Annual Homeowners Meeting Monday, February 15, 2016

Present: Rich Banks, Annette Baron, Ed Loss, Tracey Perkins, Edie Kapan, Reg Gomes, Anne Gomes, Scott Gayle, Judy Barmack, Jennifer Biestman, John Walsh, Walt Bussey, Anne Bussey, Wally King, Susan Boyers, Mani Kammula, Terry Lee, Kass Cazier, Joan Cole, Gerard Burnett, Mary Burnett, Fred Perkins, John Weiss, Jim Ferguson, Betsy Ferguson

The Social started at 6:30 PM. Rich Banks and Reg Gomes arranged for a wonderful buffet of salads and pizzas from Zachary's. The highlight was Annette Baron's delicious desserts – banana and lemon cakes and an array of cookies. Thank you, Rich, Reg, and Annette!

The meeting was called to order at 7:13 PM by Rich Banks.

Rich made a motion to approve the February 26, 2015, minutes. It was approved by Fred and it was seconded by Gerard.

Election of 2016 Officers

Board Members, Treasurer Reg Gomes and Vice President Edie Kaplan, have elected to retire from their positions. Rich thanked them for their time and effort.

Rich introduced the 2016 board members:

Rich Banks, President
Scott Gayle, Vice President
Ed Loss, Treasurer
Tracey Perkins, Secretary
Judy Barmack, Landscape
Terry Lee, CORE

As there were no nominees or volunteers seeking a position on the Board, there wasn't an election. The new Board members were voted in by acclamation. Next year we will lose two more board members, Rich and Tracey. We will need volunteers for 2017.

Financial Report - Reg Gomes

Fourth Quarter and 2016 Year-End Financial Report:

| | HILLER HIGHLANDS II HOA BUDGET | | |
|--------------------------------|-----------------------------------|----------------|----------------|
| | 2015 BUDGET | 2016 ACTUAL | 2016 BUDGET |
| INCOME | | | |
| Assessment Income | 109,200 | 109,200 | 117,600 |
| Other Income | | 3,623 | |
| TOTAL OPERATING INCOME | 109,200 | 112,823 | 117,600 |
| EXPENSES | | | |
| Administrative | | | |
| SBA Bank Loan | 17,586 | 18,028 | 17,592 |
| Meeting Room Rental | 150 | 150 | 150 |
| Website Maintenance | 0 | 100 | 100 |
| Other Administrative Services | 500 | 522 | 600 |
| Communications | | | |
| Community Events | 200 | 0 | 153 |
| Printing and Copying | 800 | 225 | 800 |
| Postage | 250 | 63 | 250 |
| Insurance Premiums | | | |
| Association Insurance | 4,500 | 4,539 | 5,000 |
| D&O Insurance | 1,100 | 1,118 | 1,100 |
| Utilities | | | |
| Electric Service | 1,000 | 1,098 | 1,200 |
| Water | 35,000 | 39,296 | 35,000 |
| Landscaping | | | |
| Landscaping Contract | 22,716 | 22,716 | 23,400 |
| Landscaping, Other | 364 | 1,472 | 600 |
| Repair and Maintenance | | | |
| General | 300 | 0 | 300 |
| Lighting | 0 | 1,050 | 500 |
| Professional Services | | | |
| Audit & Tax Services | 650 | 815 | 825 |
| Legal | 300 | 0 | 300 |
| Management Fees | 4,500 | 4,500 | 4,630 |
| Pest Control | 0 | 2,545 | 0 |
| Reserve Transfer | 19,278 | 19,278 | 25,100 |
| TOTAL OPERATING EXPENSE | 109,194 | 118,415 | 117,600 |

Reg reported:

- SBA Loan will be paid off by 2020. The current balance is \$62,527 with a 3 percent interest rate.
- Water was over budget by \$4,300 due to EBMUD increased water rates and two major water leaks, plus we did not meet our 20% conservation goal, and incorrect meter reading by Trimacs. *Susan suggested that we contact EBMUD as the leak was a break in their pipes, and we may be forgiven for the loss of water.*
- We spent a little over \$7,000 in landscaping services, street lighting repair, and reserve study charge. The expenses for the lighting repair and tree removal should have been charged to the reserve account. Need to pay more attention to allocating expenses.
- Landscaping over budget due to drought issues.
- Pest control was a one-time issue. A resident was feeding wild animals. She was charged and fined for removal of animals in the amount of \$2,545.
- Phase II owns two streets, Treasure Hill and Yankee Hill. We must maintain the lights and pavement. Both streets are scheduled to be repaired in 2016 and funds will come out of the reserves. The approximate cost of repair for the streets is \$15,000. Homeowners will be asked to park on Hiller while the work is being done.
- Our homeowner dues will be increasing each year as the sewer laterals will need to be completed by 2021.
- We have \$173,657 in the reserve: Cash-\$72,303 and CD-\$101,354

CORE - Terry

If you have any changes to your personal information, please fill out the Disaster Preparedness Information form and return to Tracey ASAP. Terry recommended that we visit two websites:

<http://www2.oaklandnet.com/government/o/OFD/s/CORE/index.htm>

<http://www.northhillscommunity.org>

Both websites are very informative and will aid you in preparing for a major disaster. Terry recommends that you:

- Bookmark both websites for quick and easy viewing. Terry challenges each of you to find and remember the six P's!
- Attend one of Oakland's CORE classes and the upcoming North Hills Meeting on February 25.
- Have a water supply. Keep two cases of water and replace as you use them. When we were out of water for 12 hours due to a water main breakage on Grand View, in 12 hours used 1/2 a case.

If we have a major disaster, be prepared as the first responder may be in 5 to 7 days. If there is a fire, turn your car around and park in your garage. If we have a major catastrophe, we all should meet at the emergency box next to 1864 Grand View Drive (Walt and Anne Bussey's house). If you have a Walkie Talkie, bring with you.

Fred and Rich attended a Bentley School meeting concerning traffic. Bentley has overlooked the traffic situation and nothing has been done by the City. Not only do the Hills Residents have to contend with Bentley, there is also the Kaiser School traffic.

What is the solution to the traffic problem? We all need to meet with people with authority and attend meetings such as the North Hills Organization. Get involved! Annette went to the Planning Council and made a recommendation that Bentley make a plan to reduce the number of enrollment. The Planning Commission did not do a thing. City Hall is not making them to comply. Both schools need to be focused on. The 25th anniversary of the fire is coming up and the issue needs to be addressed. We need to mount a campaign with the new mayor. Bentley is not cooperative.

A good App to sign up for is Next Door for Hiller Highlands. It is very informative of what's going on in our entire neighborhood. Although you will find people selling items, lost dogs or cats, but you will hear about burglaries, Oakland PD, etc.

Landscape - Ed and Judy

Ed and Judy have received complaints about landscaping. Judy explored alternative services, but it is considerably more expensive. Solution: Judy will meet with Raylene the supervisor of Trimacs workers on a regular basis and walk around with her to provide more oversight to the existing service. If you find some items that you want attention, let Judy know.

Sprinkler system - Trimacs crew walks the entire property for spring irrigation and inspects each sprinkler. It is up to homeowners to ensure the sprinklers are in good repair while the irrigation is on during the season. Susan recommended that we have a supply of sprinkler heads replacements on hand.

Scott asked if the moratorium on new plants is on or off? Our trees have suffered in the last few years and we will be hiring an arborist for tree trimming.

Sewer Laterals

EBMUD modified their ordinance and guidelines for sewer laterals. Rich reported that EBMUD revised its guidelines for HOAs with more than 1,000 total feet of lateral, which applies to HH-

II. The Association must provide a compliance plan to EBMUD by July 12, 2021 for the approval. The approved plan must then be implemented. Previous guidance required HH-II to have all sewer laterals replaced by July 12, 2021. The Board agreed to put a plan in place to comply with the revised EBMUD guidance guidelines. The cost is estimated to be \$280,000 - \$300,000. We will need to increase our dues 15% a year going into the reserve. There may possibly be other drivers that may increase our dues. Sewer laterals, streets, reserve study may increase our plan costs. *Gerard proposed getting an SBA loan to do the sewer lateral. Rich will pursue the idea. Rich will talk to Jim Ferguson who has experience in this.*

Reg commended Rich on his dedication to Phase II. Rich has spent countless hours on HH-II sewer laterals, street repair, lighting, landscaping, reserve study, etc. Thank you, Rich Banks!

Security

Do not leave anything in your car. A video was posted on Next Door Neighbor at 4 am in the morning where three guys casually flashed lights into each car looking for items. Hiller recently had two burglaries on Grand View and Spyglass. It was recommended that all homeowners install security cameras for their homes. Rich and Ed attended a security meeting with an ad hoc Security Committee for the North Hills.

Ed recommends the first step is to install dummy cameras and signs in our Phase. Secondly, every homeowner should install their own security camera system. The best home security camera system is made by Swann. The cost for two to four cameras is under \$1,000. The third step is to set up a community wide coverage of license plate reading cameras. It is a bit complicated but the Security Committee is working on it. The Committee is working with a consultant to install license plate readers.

Ed has purchased and installed some dummy cameras around his home. They can be purchased on Amazon: [Amazon.com : 2 Pack Dummy Fake Security CCTV Dome Camera with Flashing Red LED Light With Warning Security Alert Sticker Decals : Camera & Photo](https://www.amazon.com/dp/B078888888)

Meeting adjourned at 8:40PM

Minutes submitted by: Tracey Perkins, Secretary