

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

Board Meeting Minutes June 10, 2014

Present: Rich Banks, Reg Gomes, Edie Kaplan, Ed Loss, Tracey Perkins, Stan Seifreid

The meeting was called to order at 7:03 by Rich Banks.

Reg Gomes - Treasurers Report

Landscaping we have spent \$13,217 through April 1, 2014. Utilities we make a monthly payment regardless of usage. We pay approximately \$4,000 to \$5000 a month. Our usage of water is less than last year. Irrigation continues to be on twice a week. Most likely homeowners are conserving water due to drought. Massingham shows a credit of \$3,587 for water. We have deposited from our reserves \$100,000 into a CD. Insurance premium will be due, no changes. Reg reported that we are on track financially.

April 1, 2014 Hiller Highlands II Quarterly Financial Review

	<u>Annual Budget</u>	<u>Year to Date</u>
<u>Income:</u>	109,200	27,300
<u>Expense:</u>		
Landscaping	30,116	13,217
Utilities*	36,200	(3,487)
Professional Service	5,100	1,265
Insurance	4,205	1,395
Communication	550	549
Taxes	10	(10)**
Meeting Room, Ad.		
Services,	850	69
SBA Loan P&I	17,856	4,398
Reserve TR	12,852	3,213

Account Balances

Operating	28,976
Reserve	141,099
SBA Loan	87,725

*M&A show a credit of \$3,587 for water.

**Reg paid the \$10.

Ed Loss - Security Cameras

The installation of a Neighborhood Guard Security camera would cost approximately \$4,000 per camera. Ed recommended that we put up one camera. A lively discussion ensued about funding. Reg recommended that we need a contingency fund for unprepared expenditures. Rich felt uncomfortable about spending \$4,000 and we cannot use the reserve. Rich's position is to put it in the 2015 budget or wait until we know we have a surplus in the operating account that will cover it. He is against increasing assessments again this year.

Donna Woods - Fence, Low Maintenance Landscaping - Drought Tolerant Plants

Donna Woods submitted an application for a new fence painted in ebony color and plant some drought tolerant vegetation. Rich stated that a moratorium was put in place when the drought was announced. No new plantings until the drought is over. The Board approved the design of the fence; however, we need more clarification in regard to the height. Our painting requirements, which the Board approved at the April Board meeting, state that trim color shall not be black or white. Rich will advise Donna of the Board's decision.

Wild Animal Feedings

Gail Russ has not stopped feeding the wildlife. Stan has seen her spread seed in her yard. He has seen many skunks and possums, but the good news is that he has not seen raccoons. The Board has been very sympathetic towards her love of animals; however, she cannot continue to feed wildlife. The previous board started fining Gail and her husband \$50, \$100, and then finally it got up to \$3,000. In the Bylaws we can fine up to \$150 per occasion. It was recommended to start fining her for each violation and bring in an exterminator. Action will be taken immediately. Rich will write a Notice of Violation letter to Gail.

Party Wall - 15 and 11 on Treasure Hill - Marcos Moros - Scott Gayle

Article 11 - Party wall disputes are not the responsibility of the Board. We cannot get involved with this situation.

Next meeting will be in September

Reg motioned to adjourn the meeting and Edie seconded at 8:15 PM.

Minutes respectfully submitted by Tracey.