

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

Hiller Highlands II Association April 27, 2015 Board Meeting Minutes

Present: Rich Banks, Reg Gomes, Edie Kaplan, Ed Loss, Terry Lee, Tracey Perkins

The meeting was called to order at 7:05 by Rich Banks.

Reg Gomes – Financial Report

Income for this quarter was not reflected in this report.

March 31, 2015 HILLER HIGHLANDS II QUARTERLY FINANCIAL REVIEW

BUDGET

	ANNUAL	QTR	YTD
INCOME	109,200	27,300	27,300
EXPENSE			
Landscaping	23,080	5,770	6,081
Utilities			
Electric	1,000	250	222
Water	35,000	8,750	7,869
Prof. Service	5,450	1,362	1,950
Insurance	5,600	1,400	1,401
Communication	1,250	312	70
Taxes	10		
Meeting Rm, Ad. Services	650	163	43
Pest Control	0	0	945
SBA Loan P&I	17,586	4,397	4,398
RESERVE TR	19,278	4,820	4,820

ACCOUNT BALANCES

OPERATING	39,745
RESERVE	155,540
SBA LOAN	73,367

Ed Loss - Landscaping

We have reduced our water usage 14 or 15% from 2013; however, we need to find another 10%. EBMUD has increased the reduction to 25% from 2013.

In order to reach our 25% goal, homeowners/tenants will be receiving an email from Rich Banks encouraging them to cut down on their water usage. We may be forced to let areas behind homes to go brown and we will try to maintain roadside gardens. Homeowners/tenants will be fined if they are violating water usage.

The two Redwood trees behind Susan Boyers home will need to be cut down.

Meters will not be installed on the water lines as it is too expensive.

Rich Banks – Annual Inspection

In May, the Board will walk about and inspect each home that was in violation of the CC&Rs. If work has not been done, they will be fined.

Rich Banks & Ed Loss - Security Cameras

As Phase IV cameras are not up and running, and still having difficulties working with Neighborhood Watch, we will be looking into other ways of installing cameras.

Rich attended a meeting at the Claremont Hotel for the North Hills. They have installed their own cameras for their homes and have one or two systems looking down the street. They recommended Swan cameras that they purchased at Costco, but the only downfall is that each camera needs a plug. Check out WWW.barrypilger.com/nhca for security camera installation. Barry Pilger who conducted the meeting recommends digital over analogue cameras.

It was suggested that perhaps Phase II can work with homeowners for street coverage and will get dummy cameras “up and running.”

Miscellaneous

Street lights with LEDs – The new LED that was installed on Treasure Hill is too harsh. Rich will check on a warmer light.

Donna Woods 16 Treasurer Hill has a problem with dry rot. Reg will check with our insurance to see if it is covered. There is damage due to water and may possibly be caused by the sprinkling system. Rich inspected the sheer wall and it is damaged up to the Tyvek. Rich and Ed are meeting on Wednesday morning with Donna and landscapers.

Ed, Donna Woods, Trimacs and Rich tested the sprinklers near 16 Treasurer Hill to determine if water from the sprinklers has been hitting the house and was the cause of water damage to the house. It turned out not to be the case. The damage may be caused by runoff from the roof. Trimacs has capped the two sprinklers near the house and will cut down a small tree adjacent to and touching the house. The sprinklers are probably unnecessary and will help reduce water use. We also decided to run the irrigation system only one day per week starting May 1 instead of the normal two days per week. Irrigation will be increased to two days per week as needed.

Gerard & Mary Burnett – The Burnetts are still in violation of CC&R's. At the February 4th 2015 Board Meeting, Gerard requested an extension and promised to have all work completed by March 1 -- the Board agreed. On April 3, 2015, Rich sent an email to the Burnetts a reminder that they are still not in compliance. They still have four cars: One car in the garage, one parked in the driveway, one parked on Yankee Hill, and another on Hiller Drive. The Board agreed to issue an NOV to the Butlers, fine him \$500 per month effective when it is issued in May 2015. He will have ten days to request a hearing after he receives the NOV.

Animal trapping - we have captured 13 raccoons and 2 skunks.
(Animal trappings have been suspended as no other animals have been trapped.)

Massingham replacement - need to follow up.

The meeting was adjourned at 8:50 PM.

Minutes respectfully submitted by Tracey Perkins, Secretary