

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.

4TH QUARTER BOARD MEETING

Date: November 12, 2018

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

Homeowner Attendees

- Sally and Joel Spivak

Agenda

- Meeting was called to order at 7:00pm
- Ed presented the Financial Report
 - 2019 Budget & Assessment Increase
 - \$950 quarterly assessment approved unanimously by Board
 - Operating budget – water budgeted at \$75,000 for 2019. This is a 36% increase over 2018.
 - Reserve budget – plant replacement budgeted at \$7,500
 - Reserve budget – tree maintenance budgeted at \$7,500
 - Reserve budget – irrigation upgrade deferred to future years
 - Reserve budget – net reserve contribution of \$17,700
 - Reserve Study
 - Current version of reserve study lists PSL project costs at \$525k. Ed to contact Reggie re: accurate PSL costs as per Trenchless proposal - \$350k
 - Board agreed to fund reserve contributions in the coming three years to target a \$5k special assessment in 2022 that will cover PSL shortfall.
- Landscaping Report
 - Sally and Joel requested plantings be completed facing Hiller, blocking the deer path that leads uphill past their house. The Board agreed and will schedule with landscapers.
 - 2019 Landscaping Projects

- Trees – Total \$7,500. Board requested that Tracey work through her list by priority.
 - Plantings – set at \$7,500. Board requested that Tracey work through her list by priority.
 - Irrigation – Board questioned whether the Netafim installation in the “Daisy Field” is delivering the benefits promised.
 - Tracey will schedule a meeting with Jeff and Rigo to discuss Daisy Field situation.
- Water Use & Irrigation
 - 1860 Grand View Leak
 - Board determined that the major leak and repair at 1864 GV was a no-fault accident and approved payment of Trimac’s invoice.
 - Rao presented feasibility of individual homeowner Water Meters.
 - Plumbing and electrical installation would be required at each location
 - HOA Internet network would be required
 - Aggregate into three gateways which must in turn be connected to an ISP.
 - Scott suggested that it may be possible to include security cameras in this network.
 - Ed questioned how billing would be managed
 - Rao presented sample data
 - Ed questioned how does data translate into billing?
 - Relate to EBMUD bill line items.
 - Water Service Charge
 - Water Flow Charge
 - Water Elevation Charge
 - Wastewater Treatment Charge
 - SF Bay Pollution Charge
 - Would require Associa participation in adding and subtracting charges from assessments.
 - Currently no mechanism in CC&R’s to handle this billing situation.
 - TO DO: Board agreed to pursue one house trial @\$1,000 pilot. Rao volunteered his house.
 - Rao presented feasibility of Collecting Groundwater for irrigation
 - Stage 1 would be pipe under sidewalk - \$1,000
 - Stage 2 would be installation of a cistern and connection to irrigation - \$3,000 - \$5,000.
 - Integration with existing irrigation system with a pressure pump.
 - Board questioned who would do maintenance? Trimacs?
 - TO-DO: Rao and Scott will meet to review schematic of drainage system and continue investigation.
- Other Business
 - 2019 Board member vacancy
 - Scott indicated that he might possibly accept the President’s position
 - VP would be open position

- Board agreed to recruit potential candidates
 - Procedures for Board communications to Homeowners
 - Board agreed that all communications to homeowners will be reviewed by a Board member before secretary sends.
- Meeting was adjourned at 9:30 pm

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