

**Hiller Highlands II Association**  
Open Board Meeting Minutes  
August 26, 2019 at 6:30 p.m.  
Hiller Country Club, 110 Hiller Drive

Rich Banks, President -term expires in 2019  
Scott Gale, Vice President - term expires in 2021  
Edward Loss, Treasurer - term expires in 2019

\* = absent    **MSC** = Motion, Second & Carried    **MSF** = Motion, Second & Failed

- 1. Establish Quorum/ Call to Order:** A quorum of directors was in attendance. Sr. Manager, Jen Arensberg, PCAM, CCAM-HR of Associa was also present. The meeting was called to order at 6:32 p.m.
- 2. Homeowner's Open Forum:** The following items were discussed: issue with barking dog – deemed resolved, reported Oak tree nuisance with leaves all over deck – needs crown reduction, Oak tree needs thinning to assist with view, it was reported that the Oakland School Board has voted to close Kaiser School and there will be two meetings for owner input but check their website for info.
- 3. Minutes:** The prior meeting minutes were reviewed by the Board. **MSC** to approve the June 3<sup>rd</sup> Open and Executive meeting minutes as presented.
- 4. Financial Report(s):** The financial reports for month ending July 2019 were reviewed by the Board of Directors. Jen updated the Board with: current bank balance info, Martin Tovar did not respond within the 60 days allowed therefore his \$1300 invoice will be deleted, the \$599 due to/from has been adjusted and will be reflected in the August financials. The Board asked why there were three Reserve bank accounts: **MSC** to approve merging Reserve Bank account #8147 (\$21,984 balance) in to account #6524 (\$54,543 balance). Jen updated the Board that a CD for \$100k was purchased on 6.13.19. **MSC** to approve the year end review & tax return proposal from Bryzek CPA for \$1,350. The Board requested additional Reserve Study proposals for a full onsite study. **MSC** to approve changing brokers to Socher Insurance agency and to renew the HOA's insurance coverage for \$3,788.75 for more coverage (saving about \$3,200/yr). **MSC** to not approve the \$359 for Worker's Comp coverage.
- 5. Landscaping Committee Report:** The Board thanked Tracy for the excellent job she has done volunteering and it's greatly appreciated. Tracy was not at the meeting however her report was forwarded and read by Ed (see below). **MSC** to approve the Tree Care of CA proposal to remove trees near 1865 not to exceed \$3k. Also discussed was lifting the redwood tree canopy, Trimac doing irrigation checks, obtaining a proposal for fire issues and bidding out the landscaping in 2020.
- 6. Architectural Project Request(s):** **MSC** to approve 3 Treasure Hill's project, 20 Yankee Hill's project and 1871 Grand View Dr project.
- 7. HOA Management Status:** The Board reviewed issues with Jen that need addressing. It was made clear the Board has alternate management options. An item of contention was a large leak called in to the emergency line and it was a week before an assistant called to address the issue – in the meantime a plumbing company was called to do the repair. Jen apologized and explained the afterhours system

protocol which included someone always answering to start addressing an issue right away. The Board requested a list of emergency vendors for future reference.

8. **Security Cameras:** Ed forwarded information and reviews from Joseph Navarez regarding their new camera system. Jen asked what the goal was and it was explained it would capture license plates. It was asked if there was a specific concern and it was explained there was one area that has had issues. Jen shared that typically HOAs spend money for a camera system which just has nice pictures but cannot prove any specific crimes short of damages at a gate. Jen explained that it would be better to spend the funds on improved lighting as that seems to have better results. The Board will revisit the issue.
9. **EBMUD Issues:** The Board discussed the YTD use and permit process. Also discussed was an option to capture spring water to use for landscape irrigation. Jen will forward a couple possible contractors.
10. **Next Meeting(s):** September 16<sup>th</sup> at 11:00 a.m. for an open BOD meeting at the clubhouse.
11. **Adjourn:** *MSC* to adjourn the meeting at 8:29 p.m.

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**Board Member Signature**

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**Date**

Landscape Report - August 21, 2019

By Tracey Perkins

**1864 GV** - Terry Lim received a violation notice from PG&E regarding bushes hanging over their lid. Trimacs cut the bushes back and PG&E notified. Violation resolved.

**Treasure Hill** - Jeanette noted that the irrigation system and landscaping behind Treasure Hill needs attention. Jeff and I hiked the hill and discovered several emitters were broken and/or watering just dirt. Emitters were either capped or repaired. There was also a broken line and it was repaired. For the past three Friday's Trimacs has been clearing dead bushes, branches and weeds. They will continue to concentrate on the area.

**Treasure Hill Backflow** - When Jeff and I inspected the leaks around Treasure, we noticed the backflow was still dripping. It has been dripping constantly for almost a year. I asked Trimacs to fix ASAP. Jeff ordered the parts and Jose (a certified plumber to repair backflows) was ready to fix. However, a day before Jose was going to repair, I was told by Rich, he and Associa were going to take care of Treasure Hill backflow drip. I asked Jeff to hold off on the repair. Anytime there is a spike in our water bill, there is a leak and we need to do an irrigation check.

**Irrigation Backflow leak between 1877 and 1879 GV** was on a Saturday. Susan shut the backflow valve off and Ed came to assist. I called several plumbing companies and no one was available to respond on a weekend. Hoping Associa had a plumber that would come out and repair ASAP, I called Brent, no answer, left a message on voicemail. Luckily the leak was the irrigation system and we were able to stop the leak by shutting off the backflow. Trimacs followed up on my request and repaired ASAP.

It took Associa **over a week** to call me back and follow up on the leak. I advised the assistant that this was unacceptable service.

**Tree Care of California** - Ed and I met with Tree Care of California for removal of a tree behind Larry Jacobs house and bushes on upper GV. This area is dense with branches overhanging roofs and bushes that are spent — a fire hazard. Work has been scheduled for Monday, September 23. The cost is \$2980. We have received two other bids but feel confident Tree Care of California will do a great job and is reasonable compared to A-Plus.

While we were on tour, Ed and I received a complaint from Phase IV about dead vegetation behind lower GV homes. If we do not take care of it ASAP, she is going to call the Fire department. There are several bushes and trees that need to be cutback or removed.

On Hiller Drive there are several trees that need to be crowned and thinned. I have received complaints about the trees from homeowners Terry Lee, James Fouseski and Joel Spivak. Tree Care of California said it would take two days to clean

up behind lower GV and tree work on Hiller. The estimate is approximately \$14,000. This amount does not include mulching which is badly needed.

**Broken emitters repaired:**

1876 GV

1874 GV

1877 GV

Phase II landscaping needs to increase the yearly budget.