

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

MINUTES TO JANUARY 28, 2014 BOARD MEETING

Present: Rich Banks, Edie Kaplan, Reg Gomes, Tracey Perkins, Fred Perkins, Stan Seifried, John Hausman, Estelle Hausman, Nina Nygaard, Terry Lee

The meeting was called to order at 7 PM.

Approval for Solar Panels for Perkins Residence – Fred Perkins submitted plans to the Board for installation of solar panels for his residence and requested approval. The Board approved solar energy system installation specifications, but requested that a permit must be issued before approval. Will be discussed at March Board Meeting.

Home Security Patrol Services by Fred Perkins - The cost to have a patrol is \$5,000 per month, five days a week, eight hours a day. (Days and hours would be determined by the HOAs.) Rich stated at the last Hiller Highland's Presidents Council Meeting that there was no interest. It was suggested that a poll should be taken by all Hiller Highlands residents to determine if there is sufficient interest to justify the cost.

Landscape Report & Drought Preparations by Rich Banks – All scheduled and requested replantings will be postponed until after the drought. All homeowners should try and reduce their consumption of water by 20% as it looks to be a very dry year.

John and Estelle Hausman reported that Trimacs is not tending to their common area. Follow up is needed.

Stan reported that Trimacs severely pruned and devastated plants in common area in front of 1881 and 1883 Grand View Drive and that no plantings in the common area adjacent to 1883 Grand View Drive are to be managed by Trimacs. The Board was unaware of this, will investigate and discuss with Trimacs. In previous discussions with Trimacs, they indicated that the pruning method used is standard practice for this plant and they will grow back quickly. It was agreed that a standard written agreement is needed to formalize these situations

Preparation for the February 12 Annual Meeting

CORE by Terry Lee - Terry will make a presentation on earthquake preparedness and possibly invite a guest speaker for the February 12th Homeowners Meeting.

Finalize and Approve Proposed 2014 Budget by Rich Banks - The Board unanimously approved the Proposed 2014 Budget (see attached). The quarterly assessments will increase to \$650 per quarter in 2014. As we have already been billed for the first quarter assessment in the amount of \$550, the second quarter invoice will include a \$100 supplement to make up for the first quarter. Homeowners will be billed \$750 for the second quarter. Third and fourth quarter assessments will be \$650.

Assessments will continue to increase annually for the next six years to pay for replacement of our sewer laterals.

Rich proposed we place \$100,000 of our reserves in a CD, and the Board agreed.

Treasurer's Report by Reg Gomes

**Treasurer's Report
1/28/2014**

Balance Sheet 12/31/2013

<u>Assets</u>	
Operating	\$ 13,405
Reserve	138,415
<u>Liabilities</u>	
SBA Loan	\$ 92,377
Prepaid Assessments	7,140

Income Statement Summary - 2013

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Income</u>			
Fees	\$ 92,400	\$92,950	\$ 550
Prior Year Income	8,859	0	(8,859)
Late Fee Charge	0	425	425
Misc. Income	0	(220)	(220)
<u>Total Income</u>	\$101,269	\$93,154	\$(8,114)
<u>Expense</u>			
SBA Loan	17,200	17,811	(611)
Landscaping	30,300	24,905	5,395
Water	28,000	32,888	(4,888)
Management Fees, Admin Expenses, Meeting Room, Misc.	5,350	5,485	(135)
Repair & Maintenance	5,608	648	4,960
Insurance	4,900	5,462	(562)
Audit, Tax, Legal Fees	2,000	600	1,400
Electric	1,200	1,186	14
Taxes	285	10	275
Transfer to Reserve	\$ 6,426	\$ 6,426	0
TOTAL EXPENSES	\$101, 269	\$95,421	\$ 5,848

New Homeowner Greeting Package by Tracey Perkins – New homeowners and tenants receive a welcome letter, HH II Roster, General Community Information, and a form for emergency preparedness.

The meeting was adjourned at 9:20 PM.

Minutes submitted by Tracey Perkins