

Hiller Highlands II Association
Open Board Meeting Minutes
November 4, 2019 at 6:30 p.m.
Hiller Country Club, 110 Hiller Drive

Rich Banks, President
Scott Gale, Vice President
Edward Loss, Treasurer

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

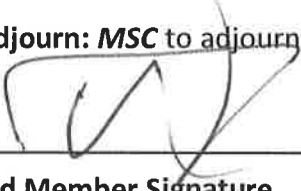
1. **Establish Quorum/ Call to Order:** A quorum of directors was in attendance. Sr. Manager, Jen Arensberg, PCAM, CCAM-HR of Associa was also present. The meeting was called to order at 6:30 p.m.
2. **Homeowner's Open Forum:** The following items were discussed: Tree trimming for a large oak tree, safety issues/vehicle stolen and possible animal poisoning.
3. **Minutes:** The prior meeting minutes were reviewed by the Board. *MSC* to approve the September 16th Open Board meeting minutes as presented.
4. **Financial Report(s):**
 - a. The financial reports for month ending Aug. & Sept. 2019 were reviewed/approved by the Board of Directors. *MSC* to approve discontinuing accrual accounting.
 - b. Merging bank accounts: Jen updated the Board the request is in process.
 - c. Final 2020 Budget review: *MSC* to approve the budget for 2020 with a 20% increase in dues, insurance premium, lighting & management amounts adjusted lower and the remaining funds moved to Reserve Fund contribution.
5. **Unfinished Business:** Tree trimming proposals were review in the Committee report.
6. **New Business:**
 - a. 2020 Landscaping proposals: Jen presented the Board with a quick reference sheet of proposals received for landscaping (Trimac, Allied, Petalon, TLC & Brightview) & for tree trimming (Brightview, Aplus, TLC & Tree Care of CA). The Board decided to remain with Trimac for landscaping and Jen will request a new contract from them for signing.
 - b. Reserve Study: The Board will meet to revise the current draft in early 2020.
 - c. PSL: 1869/1871 Replacement: *MSC* to approve the Trenchless proposal for \$11,350 with verification it will correct the negative slope issue & forward proof. Jen will have a check ready for the date of service once it's set.

7. Committee Reports:

- a. Landscaping: tree trimming was reviewed – some trees have been removed however cleanup was pending. It was stated that TreeCare of CA is the preferred vendor for HHII which Jen has noted.
- b. EBMUS project: no report
- c. Water Conservation project: **MSC** to approve postponing indefinitely.

8. Management Report: Jen reviewed the action items from the meeting to include: notice to owners that no poison for rats is to be set out as it kills other animals, revised contract request from Trimac, create a newsletter with safety information to include lighting, ring doorbell, lock garage to home door, etc.

9. Adjourn: **MSC** to adjourn the meeting at 7:49 p.m.



Board Member Signature

2/3/2020
Date