

Hiller Highlands II Board Meeting

Monday, August 7 at 7:00 pm

Highlands Country Club

Attendees:

- Rich Banks, President
- Scott Gale, Vice President
- Ed Loss, Treasurer
- Judy Barmack, Landscape Chairperson

Minutes taken by Ed Loss:

AGENDA ITEM	COMMENTS	DECISION
Financial Report	<p>As of June 30th, we are running \$9K under budget.</p> <p>Water billing is \$7.8K under budget - not including July billing</p>	<p><i>Treasurer to monitor water billing to confirm performance vs. budget.</i></p> <p><i>If we continue to run under budget, there may be surplus funds in the operating budget.</i></p>
2018 Budget	<p>Full board input into planning</p> <p>Identify our PSL strategy</p> <p>Identify Board's authority to increase assessments if we need to</p>	<p><i>Rich to schedule a working session for full board.</i></p>
Landscape Report	<p>Trees – fire code work completed @ \$1.6k.</p> <ul style="list-style-type: none">• Tree removal- 20 Treasure Hill• Topping – hillside 1869-1873 Grand View• Topping – hillside 1879 Grand View <p>Daisy Hill replanting & irrigation replacement proposal - \$8,974</p>	<p><i>Additional tree work pending availability of funding and budget OK</i></p> <p><i>Trimacs proposal approved by unanimous vote.</i></p>

	<p>Understand EBMUD Rebate requirements: Must be Full Zone - \$0.25/ft</p>	<p><i>Judy to schedule walk about meeting with Jeff @ Trimacs later in August and get his input.</i></p>
<p>Sewer Laterals - Project Vendors Investigation</p>	<p>Vendor investigation/vetting work done by Fred, Susan & Gerard</p> <ul style="list-style-type: none"> • Plumbing Ministry • Trenchless 	<p><i>Board agreed that the work done on this project was much appreciated and has contributed significantly to moving the PSL process forward.</i></p>
<p>Sewer Laterals – Next Steps</p>	<p>Board tentatively decided to proceed with 2022 plan pending review of:</p> <ul style="list-style-type: none"> • Timing of project - sooner rather than later? • Revert to 2022 implementation and assessment increase schedule? • Take out an HOA loan now and put payment options to Homeowners later? <p>If questions persist after investigating the additional vendors, the Board will investigate the possibility of engaging a consultant/expert opinion</p>	<p><i>Rich will investigate two more vendors by end of September</i></p> <p><i>Board will resolve open issues in 2018 Budget working session</i></p>
<p>Sewer Laterals – Cast Iron Pipes</p>	<p>Plumbing Ministry’s bid based on not replacing cast iron from homes to wye</p> <p>Trenchless will not bid on cast iron</p>	<p><i>Rich will Investigate Trenchless’ reluctance to bid on cast iron pipe further</i></p>
<p>Sewer Laterals – Communications & Homeowner Impact Issues</p>	<p>Sell the plan</p> <p>Articulate driveway restoration policy</p> <p>Articulate landscaping replacement policy</p>	<p><i>Board will formulate Communications Plan</i></p> <p><i>Board will obtain Legal Opinion in support of restoring damage</i></p>

Annual Inspection	Annual Walkabout – full board Noted: <ul style="list-style-type: none"> • 1852 Grand View Drive (Habib Amin) • 10 Yankee (John Walsh’s) decks 	<i>Rich will set weekend date. (Tentatively late August weekend.)</i> <i>After inspection, Rich will send letter(s) with 60 day notice, else Notice of Violation for unaddressed 2016 maintenance issues</i>
New Board members for 2018	Open positions: <ul style="list-style-type: none"> • President • Secretary 	<i>Rich to send another solicitation to homeowners.</i>
Other Business	Backflow preventers must be tested this year. Cleary did it last December.	<i>Landscape Chairperson will schedule testing with Cleary</i>

Meeting adjourned at 9:00pm