

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

Hiller Highlands Phase II Board Meeting Minutes February 4, 2015

Present: Rich Banks, Reg Gomes, Ed Loss, Edie Kaplan, Gerard Burnett, Tracey Perkins

The meeting was called to order by Rich Banks at 7:02 PM.

ANNUAL FINANCIAL REVIEW by Reg Gomes

We were \$4,254 in the red due to water and landscaping expense. Water usage was down but the cost of water went up. We reduced our usage by 13.7% over 2013. EBMUD wants 15% reduction versus 2013 use in 2015. The expense of \$8,000 for mulch brought us over budget for landscaping.

HILLER HIGHLANDS II HOA 2014 FINANCIAL REVIEW

	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>
<u>INCOME</u>			
Dues	109,200	109,200	0
Late Fees	0	165	165
<u>EXPENSE</u>			
Bank Loan	14,186	14,186	0
Administrative Services	4,250	4,390	(140)
Communications	550	945	(395)
Insurance	5,600	5,571	29
Utilities			
Electric	1,200	1,134	66
Water	35,000	37,078	(2,078)
Landscaping	30,116	32,167	(2,051)
Repair & Maintenance	330	0	330
Professional Service	5,100	5,290	(190)
Taxes	10	0	10
RESERVE TRANSFER	12,852	12,852	0
TOTAL EXPENSE	109,194	113,613	(4,419)
NET FOR 2014			(4,254)

PLANNING OF ANNUAL HOMEOWNER'S MEETING - FEBRUARY 26TH - 6 PM Light Snacks - 7 PM Meeting

Reg will select the menu. Edie and Tracey volunteered to help Reg. The budget is \$300. Light snacks will be served between 6 PM and 7 PM. Edie will bring a wonderful dessert. The meeting will start at 7 PM.

Agenda:

Security Cameras - The security cameras have been budgeted in the reserve. Phase IV has installed cameras and are working with Neighborhood Guard. They are having some difficulties and are trying to work out the bugs. Once our cameras are up and running, the Board will have to make rules on who is responsible for images.

It was recommended that residents install individual security, lights and cameras on their homes. The Board approved exempting the installation of external security lights and cameras from architectural approval from Board.

Water - Rich will get a price from Trimacs to install meters on the four irrigation systems so that we know how much water we are using in each area. This will be funded by the reserve. Ed will distribute at the annual meeting a handout where the shut off valves are located in case a homeowner notices a water leak.

Sewer Laterals -The transfer of funds to the reserve sewer lateral replacement was increased in 2015 in conformance with reserve funding plan. This did not result in an increase in assessments in 2015. Assessments will increase in 2016.

CORE - Terry Lee - Terry will make a presentation and will have a guest speaker for Emergency and Preparedness.

Phoenix Security Meeting & Bentley School - We need a homeowner to represent Phase II to attend all meetings. Need a volunteer.

2014 Homeowners Meeting Agenda

February 12, 2014

AGENDA

President, Rich Banks
Welcome
Approval of February 28, 2013 Minutes
Website Information
Rental Restriction Election Results
Private Sewer Laterals
Solar Energy Systems

Treasurer's Report, Reg Gomes

Election of Officers

Landscape Report, Ed Loss

CORE Report, Terry Lee

New Business Relative to HHII Association

GERARD BURNETT PARKING VARIANCE – Gerard requested an additional two weeks to complete the work in his garage. The garage will be completed as of March 1. The Board approved.

GERARD BURNETT SOLAR SYSTEM ARCHITECTURAL CHANGE - The Board received all the paperwork and information on Gerard's solar system and was approved for installation.

MARCO MOROS AWNING ARCHITECTURAL CHANGE – Rich has requested and has not received from Marco: What the awning will look like, the name of the company, design and material. The Board needs to receive the above information before installation.

STREET LIGHTS – REPAIR FIXTURES OR REPLACE WITH LEDS - There are 4 out of 12 lights that are not functioning. They are located on Treasure Hill and Yankee Hill. Rich spoke to an electrician and he recommended that we replace the lights with LED lighting. The LED's lighting is white and costs \$300 to \$400 per light compared to the cost repairing the lights for \$500. Rich will have one light on Treasurer Hill changed to LED and see how we like the bright, white lighting.

ANIMAL FEEDING STATUS – Neighbors have provided pictures of wild animals in Gail's yard and there are empty bowls on her deck but no direct evidence that she is still feeding raccoons. This will continue to be monitored.

MASSINGHAM REPLACEMENT STATUS - Reg and Rich has received two proposals and plan to interview a third company.

The meeting was adjourned at 8:23 PM

Minutes submitted by Secretary Tracey Perkins