

Hiller Highlands II Homeowners Association

www.HH-II.org

1860 Grand View Drive, Oakland, California 94618

Rich Banks-President • Scott Gale-Vice-President • Ed Loss-Treasurer

Jeanette Wong-Secretary • Tracey Perkins-Landscape Chairperson • Terry Lee-C.O.R.E. • Rao Kammula-Special Projects

HILLER HIGHLANDS HOA-2 ANNUAL MEETING MINUTES

February 23, 2019

Board Attendees:

Rich Banks	1860 Grand View Dr	President
Scott Gale	11 Treasure Hill	Vice President
Ed Loss	1871 Grand View Dr	Treasurer
Jeanette Wong	3 Treasure Hill	Secretary
Tracey Perkins	1875 Grand View Dr	Landscape Chairperson
Terry Lee	1885 Grand View Dr	C.O.R.E.
Rao Kammula	1 Treasure Hill	Special Projects Chairperson

Homeowner Attendees:

David Arzo	1862 Grand View Dr	Edie Kaplan	1874 Grand View Dr
Tara Arzo	1862 Grand View Dr	Wally King	1878 Grand View Dr
Judy Barmack	1880 Grand View Dr	Mirka Knaster	1865 Grand View Dr
Annette Baron	1860 Grand View Dr	Helen Lee	1872 Grand View Dr
Susan Boyers	1879 Grand View Dr	Rick Mason	1869 Grand View Dr
Joan Cole	20 Treasure Hill	Rob Miller	1861 Grand View Dr
Katherine Cramer	1861 Grand View Dr	Nina Nygaard	11 Treasure Hill
Betsy Ferguson	1856 Grand View Dr	Fred Perkins	1875 Grand View Dr
Jim Ferguson	1856 Grand View Dr	John Walsh	10 Yankee Hill
Anne Gomes	14 Yankee Hill	Barbara Whalen	1854 Grand View Dr
Reg Gomes	14 Yankee Hill		

The meeting was called to order at 10:30am by Rich Banks, President

- **Attendee Introductions** – All
- **Approval of Feb 26, 2018 Annual Meeting Minutes** – *Rich Banks, President*
 - Approved by acclamation
- **Introductory Remarks** – *Rich Banks, President*
 - *Notice of immediate correction to delinquency invoicing. As per CC&R's the correct penalty for assessments late by more than 30 days is 10%. Current late payers are grandfathered at the current rate.*
- **Election of Officers/Appointment of Chairpersons** – *Rich Banks, President*
 - *Approved by acclamation*
 - *Jeanette Wong introduced as new secretary*

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- **Financial Report – Ed Loss, Treasurer**
 - *Noted extraordinary \$28,047 budget overrun for water charges in 2018. EBMUD charges increased 30% over the previous year.*
 - *Reviewed 2019 19% Assessment increase*
 - *Explained 2019 5% Special Assessment increase*
 - *Reviewed list of capital projects (PSL's, Road Repair, Irrigation)*
 - *Susan Boyer requested the annual financial report show budgeted and actual expenses by line item. The Associa rep, Alison Macias, agreed that they can*
 - *Explained Board rationale re: Associa full-service engagement and special Assessment to cover costs. The full-service will minimize the volunteer Board members to address day-to-day operations.*
 - *\$4,370 increase in service fees annually. We will sign a one-year contract with a 90-day out if*
- **Associa Full-Service Management**
 - *Introduction of Associa Manager – Alison Macias, Community Manager. Alison discussed the services/expertise Associa will provide:*
 - *Associa is familiar with the increasing challenges of regulatory environment compliance*
 - *Services include all aspects of HOA management*
 - *Main point of contact for complaints*
 - *"TownSquare" website is our secure, password protected source for all things HOA-2.*
 - *Edie Kaplan asked to have monthly payment of assessments. Rich Banks noted that this is not provided by our current CC&R's. Lisa suggested that perhaps this point can be amended without re-doing the entire document*
 - *9.7.3 Payment of Annual Assessment. Unless the Board shall designate otherwise, Annual Assessments shall be levied on an annual basis and shall be payable in four (4) equal quarterly installments during the fiscal year, and each installment shall be due and payable on the first day of January, April, July, and October.*
- **Project Updates**
 - *Leaks – Rich Banks, President*
 - *Master Valves installed in 2018 to close off flow to irrigation system when the timers are off as a leak prevention strategy.*
 - *Multiple serious leaks contributing to water cost overruns*
 - *1864 GV in October*
 - *16 Yankee Hill (downhill to Hiller) in January*
 - *Landscape – Tracey Perkins, Landscape Chairperson*
 - *\$5,250 budget will limit our ability to respond to homeowner requests – we will seek out low cost providers to stretch our dollars to do as much as we can.*

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- *Homeowner requests for landscape maintenance should be made to our Associa manager in the future*
- PSL's – *Scott Gale, Vice President*
 - *Only 4 of our PSL's passed their pressure test.*
 - *2021 is deadline for submitting our plan to EBMUD*
 - *Question of timing of completion TBD.*
 - *Scheduling and financing of PSL project will be reviewed in conjunction with pending relationship with Associa.*
 - *Betsy suggested that we poll homeowners re: timing of replacement project.*
- Special projects – *Rao Kammula, Special Projects Chairperson*
 - *Rain collection at each home*
 - *Projections 13,000-gals rain received annually*
 - *\$1,000/house to install rain water catch basin*
 - *Rebates available from EBMUD*
 - *Hiller flow @ 4 liters/minute (1,100 gal/day)*
 - *2,500-gal tank to capture flow*
 - *Install drip irrigation system to ensure efficiency*
 - *Cost TBD*
 - *Planning to continue*
- **C.O.R.E. Update** – *Terry Lee, C.O.R.E Chairperson*
 - Fire and earthquake preparedness:
 - Stockpile water for at least seven days
 - LED lights for bathrooms and other interior rooms
 - Fill bathtub to use for flushing toilet
 - Sturdy shoes are a necessity for potential broken glass
 - Emergency Meeting Place at emergency box at 1864 Grand View Drive
 - Combination to lock is 9-1-1
 - Use the "HELP/OK" laminated cards provided by Tracey to indicate homeowner status
- **The meeting was adjourned at 1:00pm**