

Hiller Highlands II Association

1860 Grandview Drive, Oakland, California 94618

Rich Banks-President • Scott Gayle-Vice-President • Ed Loss-Treasurer • Rao Kammula-Secretary • Tracey Perkins- Landscape Chairman

Hiller Highlands II Annual Homeowners Meeting

Monday, February 26, 2018

Attendees: Rich Banks, Scott Gayle, Ed Loss, Rao Kammula, Tracey Perkins, Terry Lee, Betsy Ferguson, Jim Ferguson, Fred Perkins, Edie Kaplan, Helen Lee, Fred Lee, Anne Bussey, Jeanette Wong, John Walsh, Terry Lee, Kass Cazier, Annette Baron, Rick Mason, Sally Spivack, Joel Spivack, Gerard Burnette, Mary Burenette, Anne Bussey

The Social Hour started at 6:30 PM. Ed Loss and Tracey Perkins brought in the arrangements and supplies. Rich Banks arranged for a wonderful buffet of salads and pizzas from Zachary's and Wine. Annette Baron and Kass Cazier brought-in delicious desserts. Rao and Mani Kammula brought in Indian Food. Thank you all!

The meeting was called to order at 7:13 PM by Rich Banks.

Rich made a motion to approve the February 15, 2017, minutes. The minutes were approved by Fred Perkins and it was seconded by Gerard Burnett.

Rich introduced the 2016 board members:

Rich Banks, President
Scott Gayle, Vice President
Ed Loss, Treasurer
Rao Kammula, Secretary
Tracey Perkins, Landscape
Terry Lee, CORE

Attendees introduced themselves.

Introductory Remarks

Rich Banks discussed budget priorities. Water is our largest operating budget line item at \$55,000 and 40% of the budget. Water cost has doubled in the past 5 years and is expected to continue to increase. The Board approved a multiyear plan to replace existing landscape irrigation systems with efficient in-line drip irrigation and landscape plantings will be replaced with drought tolerant plants. Irrigation sub-meters will be installed to eliminate sewer and wastewater treatment fees on irrigation water and save an estimated \$8,000 per year. Tree maintenance will be increased. Initially, trees are being trimmed and removed for fire safety

reasons. We will continue to build the reserve to partially fund sewer lateral replacement after 2021. We will get an HOA loan to augment the reserve.

Rich urged homeowners to volunteer for the Board and explained that new President will be needed in 2019.

Financial Report

Ed Loss thanked the Board for its budget management. He explained that we are in good financial condition. The 2017 budget was on target with a small, \$190, overrun. There is an operating contingency of \$14,000 and reserve account balance of \$150,000.

Assessments will remain \$800 per quarter and the operating budget will be unchanged in 2018. Although the water budget was increased by 10%, because of EBMUD rate increases.

Landscape Report

Tracey and Ed have put in additional time and effort to improve the look of Phase II landscape and plants. Phase II general area has been divided into 5 zones. These zones will be worked on sequentially, starting with the Zone 1, Treasure Hill area, to ensure all areas receive adequate attention.

Landscape irrigation will be upgraded to an in-line drip system. This change is expected to significantly lower our water bill. It will be installed in one landscape zone to see how well it works and then will expand to all areas of Phase II.

The PSL (sewer laterals) project, as has been mentioned before, will be done after 2021 in conformance with the EBMUD ordinance. We will get a bank loan, approximately \$100,000, as the reserve at that time will be inadequate.

The Board acknowledged the work done by Fred Perkins, Susan Bowers and Gerard Burnett on the PSL project in 2017. They reviewed the scope of the project, assessed options, and obtained two bids. They proposed immediately proceeding with the low bidder. The Board did not have confidence in the contractor, and decided to continue with the previous approved plan.

CORE

Terry Lee asked if there are any changes to homeowners' personal information, please fill out the Disaster Preparedness Information form and return to Tracey ASAP. He recommended these informative websites to aid in preparing for a major disaster:

<http://www2.oaklandnet.com/government/o/OFD/s/CORE/index.htm>

<http://www.northhillscommunity.org>

<http://www.acalert.org>

Terry noted the importance of cleaning gutters of dry leaves and other fuel. Gutters filled with leaves and other fuel was a major factor in the spread of fire from house to house in recent fires. Terry reminded not to forget to have two flats of bottle water in the garage as an earth quake emergency measure.

Terry also suggested the use of dummy security cameras (available from Amazon). Tracey pointed out not to leave anything visible in the cars parked on the street.

Parking

Homeowners were asked not to park on lower Grand View Drive. It is a safety problem for neighbors backing out of garages, because parked cars block visibility. Parking on sidewalks is a current problem on lower Grand View Drive. It is a violation of the Oakland Traffic Ordinance and our CC&Rs. Finally, garages are to be used only for cars per CC&Rs. If you have two cars they are to be parked in your 2-car garage.

Rental Restrictions & Rules

The Board is considering another vote on rent restrictions to cap the number of rental units. There were two votes in the past to limit the number of rentals to 15% (8 units), which failed. There are currently 9 rented units (21%). Scott Gale reminded that we cannot get an HOA loan if the rentals exceed 25%. Home loans are also difficult to get if rentals exceed 30%.

Architectural Change & Inspections

Any change to the exterior of a home in Phase II requires a Board approved architectural change request that must be approved at an open Board meeting. If roofs are replaced the approved material must be used. Repainting the same color and installing security lights and cameras do not require Board approval.

Annual inspections are done annually. Homeowners are required to make repairs identified in the in these inspections.

Meeting adjourned at 8:40PM

Minutes submitted by: Rao Kammula, Secretary