

The Highline Club  
Board Meeting Minutes of March 14, 2007

Board Members present: Steve McBride, Jerry Arndt, Nick Kontas, Jackie Havel, Rick Moss.

Weststar Management Company representative present: Barry Mack

Unit Owners present: Rebecca Jensen - Unit 3; Carolyn Engleken - Unit 39; Pete Engleken - Unit 39; Jack Gehrke - Unit 40; Alan Bucholtz - Unit 55, Joe Lucente - Unit 39, Anet Winston -Unit 38, Tom Shanahzarian - Unit 47

The meeting was called to order at 6:30 pm by the president of the Board, Steve McBride.

The minutes of the February 2007 Board Meeting were presented and approved as submitted.

Manager Barry Mack reported on the HOA's financial documents: Weststar's chief accountant has left the firm so the February 2007 financial reports were not ready for this meeting. A new accountant is being hired but it will take some time for accurate financial reports to be provided. Barry will work with Board Treasurer, Jerry Arndt to get the financial reports finished.

Alan Buchholtz gave his report on the proposed modifications and changes to HOA By-Laws and Declarations. The Board members agreed to review his report and to discuss it at the April meeting. In the meantime the Amendment to the Declarations that was approved at the 2007 HOA Annual Meeting was distributed and signed by the President and the Secretary.

Concerning interior damaged caused by leaking roofs, Manager Barry Mack reported that the HOA insurer has agreed to cover the expenses of the affected unit owners. Reports were submitted to the Board for reference.

Concerning Parking Permits, President Steve McBride reminded the board that present rules for parking in guest parking areas requiring a permit for any vehicle parked longer than 72 hrs. Steve requested Barry Mack to send out a letter to all homeowners reminding them of the rules and requirements.

Unit 19 owner Jerry Arndt presented plans for the renovation of the rear exterior deck and landscaping of his unit. Discussion followed with a motion to approve the submitted plans. The motion carried with the abstention of Board member Jerry Arndt.

With regard to the availability of siding for our property, Rick Moss was assigned to research the problem. With regard to concrete pan replacement, Jerry Arndt was assigned to take the lead on the bidding process for their replacement.

Various bids were presented by Manager Barry Mack for consideration by the Board. The tree spraying bid from Swingle Co. was approved by the board subject to approval by the Landscaping committee and subject to Swingle Co. providing homeowners with proper notice of spraying.

Other bids for miscellaneous exterior repairs to Units 11 and 26 were discussed. The Board asked Mr. Mack to make sure that bidders were properly insured. The bid for cleaning roof gutters was discussed. On a motion, the board approved the bid from Jam Roofing. A reminder was made that Jam Roofing should give homeowners plenty of notice before gutter cleaning commences.

Concerning additional gutter heat-tracing work at Unit 3, the discussion was tabled to a later date

After the homeowners' forum, the meeting was adjourned at 7:57pm.

Respectfully submitted,

Rick Moss  
Secretary  
The Highline Club