

The Highline Club
Board Meeting Minutes October 24, 2006

Board Members: Barbara Coffey, Steve McBride, Toni Larson, and David Bain.

Weststar Management Company: Barry Mack

Owners: Rebecca Jensen, #3; Diana Stevens, #15; Phil Faulkner, #29; Juday Damas, #34; Joe Lucente, #37; Jack Gehrke #40, and Nick Kontas, #44.

The meeting was called to order at 6:32 by the president, Barb Coffey.

The minutes of the September 25, 2006, Board Meeting were approved as amended. The amendment addressed an action taken between meetings, that being the approval of patio work at Unit #15.

The Balance Sheet, Unexpended Budget Report, dated Saturday, September 30, 2006, and supplemental financial information were reviewed. The Board instructed Barry Mack to file these documents for a future audit.

Drainage:

The Roof and Gutter Guys, who have been working on several drainage items, do not want to do the work as directed by the Association on Unit #3. The Board decided to take the offer made by the Roof and Gutter Guys, that is to pay them \$200 less than their invoice and then to find another company to do the work on Unit #3. J & P Roofing will be contacted to do the work.

Steps and Touchup:

The touchup on the steps and buildings should be completed by Friday, October 28.

Unit #56:

A draft of a letter to be sent to the residents of Unit #56 was reviewed by the Board. Members of the Board had several comments, and Barry Mack was asked to revise the draft based on the comments. It was agreed that the letter could be sent as soon as the Board members have made their final comments. One specific item related to the border area. The Association will offer to replace the rock in the north border area and request the residents of Unit #56 to fill in the hole and replace the bark in the west border area.

Unit #47:

The Owner of Unit #47 requested that the Association pay for the repair/replacement of inferior wood trim on the deck with composite material. Barry Mack will look at the area to see if a replacement is warranted given all the other demands before the Board.

Clubhouse:

All the necessary steps are being taken to address the issues raised by the fire that occurred in the Clubhouse. The required work is still in progress.

Manager's Report:

The Board reviewed the manager's report.

The board meeting was recessed at 7:30 for approximately one and a half hours to allow for member discussion of the proposed revised bylaws and to ask the attorney questions.

The board meeting resumed at 8:55.

Homeowners' Forum:

Diana Stevens thanked the Board for their prompt attention to her architectural application regarding patio work.

Tennis Courts:

The Board received information regarding repair and reconfiguration of the tennis courts. At this point the Board is merely gathering information and looking at alternatives.

Units #40-45 and #56-60 Flashing Issues:

J&P Roofing inspected two buildings that appear to have the worse flashing issues. Their bid to repair the problems was \$2,080. The Board voted to approve the J&P Roofing proposal. J&P will also be asked to inspect the other buildings to identify any similar problems.

Spa Maintenance Contract:

The Board accepted the Spa Maintenance Contract submitted by Supply Connection. The contract was changed from Neptune because of dissatisfaction with their work.

The next meeting was set for Wednesday, November 15.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Toni Larson
Secretary