

Attending: Board Members Steve McBride, Barb Coffey, Rick Moss,
Property Manager Barry Mack
Unit Owners Bruce Jensen (Unit 3), Joe Lucente (Unit 37), Deborah Chelemes (Unit 40), Diana Stevens (Unit 15), Joyce Kontas (Unit 44), Adele Linneman (Unit 16), Mark Mulvany (unit 16), John Winston (Unit 38)

The meeting was called to order by Board President Barb Coffey at 6:34pm.

With reference to the Documents Review and Update, Steve McBride stated that we had received a draft amendment from our attorney, Suzanne Leff concerning the community voting on issues presented from time to time. Because of concerns received from the Unit Owners, Steve suggested that we move the annual meeting of THC to late January and have our attorney submit a summary comparison of the old and new versions of the By- Laws and a summary of the reason for the declaration amendment. He suggested we send these to Unit Owners with a new ballot and have these returned at the annual meeting. Then we can have a formal vote at that time. The result of this action would be to give the Unit Owners extra time to evaluate these proposals and changes and, after the vote, the changes would then be in effect for the coming year.

It was decided that Steve would contact Suzanne Leff and ask her for these items including the ballots. Steve reminded the group that January 24th is the last Wednesday in January [actually it is the 31st]. Barry Mack suggested that it may be difficult to arrange for the room at the school that we normally use for our annual community meeting and that perhaps it would and could be held at another location. Barry agreed to arrange for a meeting room for a Wednesday in late January, 2007.

Steve reiterated that the amendment to the Declarations requires a super majority for passage and clarifies the process for amending the By-Laws with respect to notifying first mortgage holders.

Unit Owner Bruce Jensen inquired regarding the \$10,000 level figure in the proposed assessment voting process. Steve responded that this amount is unchanged from the original amount.

Deborah Chelemes inquired whether an interpretation of state law could be included in Suzanne Leff's statement. Steve assured the group that any changes made for state law accordance would be so noted.

Steve moved that this action be adopted by the Board and it was approved.

The 2007 HOA Budget as proposed by the Board was presented and discussed. Steve continued the year-end projections with the November income and expense figures and stated that currently we are spending \$227 per unit for operating expenses and approximately \$302 per unit for all expenses including the regular payment into the reserve account. The board expressed its confidence that the proposed budget is inline with historic 2006 expenses.

It was moved that the proposed budget be adopted. During discussion of this motion Bruce Jensen asked about the disposition of unused funds. Steve McBride stated that all unexpended funds are put

into the reserve account. The Board is projecting that there will be approximately \$180,000 in reserves at the start of 2007. The vote to adopt the budget as presented carried.

Barry Mack, property manager, then reported on the following Action Items:

1. The Board has agreed that an engineer's report probably will not be required at this time. Barry will speak again with the attorney.
2. The building inspector has approved the proposed construction method for Unit 20 front steps and the contractor will proceed with their re-building. Concrete planter boxes at various units will also be built the week of December 18th.
3. The repairs to the East fence have been completed.
4. A meeting between the Unit 16 Owners, J&P Roofing and Barry Mack took place and a proposal for the repair of the deck membrane and affected lumber and siding is forthcoming from J&P.
5. Bids for concrete repair and replacement of driveways are forthcoming. Rick Moss mentioned that perhaps snow-melting apparatus, either gas-fired hydronic or electric could be installed beneath re-built driveways at the option and expense of the unit owner.

Once again with reference to the upcoming election, Steve McBride raised the question that if the new By-Laws are not passed by the Unit Owners at the annual meeting, we may have a problem in the number of current and new board members. He further stated that it was the opinion of Suzanne Leff that it appears that there was both consent and action by the community to have 5 board members and that we should proceed with the election of new members to a five-person board for terms of 3 years. He further stated that the new By-Laws will speak for themselves with any new provisions.

Joe Lucente reminded the group that if the new By-Laws are passed, board members would be elected to two-year staggered terms. Barry Mack stated that he had sent out an Email requesting unit owners to consider running for board positions.

Diana Stevens stated that the nominating committee (approved by the board) submitted a questionnaire for those community members running for the board in 2007. The purpose is to have an informed voting process at the annual meeting. The questionnaire was approved by the board and will be sent out to the community. The information requested as well as a short bio on the candidates is due to Barry at Weststar no later than January 15th.

Steve McBride suggested that Barry Mack send the questionnaire and then forward the replies directly to the unit owners. This direction was moved, seconded and approved by the Board.

At this point, Steve McBride excused himself from the meeting.

Landscaping committee Report: Board President Barbara Coffey thanked Landscape Committee chairperson Deborah Chelemes for the excellent Christmas decorations that were put up around the community.

During the Homeowner's Forum, Barb Coffey stated that some complaints were received concerning the parking of Mr. Ibbotson's (Unit 1) work truck in front of the pool/clubhouse. Barb reminded the group that he had received a parking permit approximately 3 years ago and mentioned that he had been using the clubhouse outside electrical outlets for his engine block heater at the expense of the HOA. A discussion followed concerning the advantages and disadvantages of allowing that permit to stand. It was also noted that a vehicle belonging to Marsha Goltart of Unit 4 had been parked in the visitor parking area in front of Building No. 1 for some time without having been moved and that she had been asked to relocate said vehicle. It was also noted that there are currently three work trucks parked in the visitors' parking areas around the property and that permits are required for all. Barry Mack stated his opinion that if we revoke one permit we should revoke all of this type of parking permit. The issue was tabled for further discussion.

There being no further items for consideration the meeting was adjourned at 7:34pm.

END OF MINUTES

Respectfully submitted,

Richard J. Moss
Treasurer
Board of Directors
The Highline Club