

## Highline Club

### Minutes of February 22, 2007 Board of Directors Meeting

Attending Board Members: Steve McBride, Nick Kontas, Jackie Havel

Property Manager Barry Mack

JBK Eric Plouffe

Unit Owners: Rebecca Graves (Unit 3), Audrey Coggeshall (Unit 2), Pete and Carolyn Engleken (Unit 39), John and Anet Winston (Unit 38), Peter Frisch (Unit 42), Alan Bucholtz (Unit 55)

The meeting was called to order by President Steve McBride at 6:30 p.m.

The minutes from the January meeting were approved.

Nick Kontas made a motion that the Highline Club Financials be accepted for future audit. This was seconded and approved.

Review of Governing Documents and Amendments. Alan Bucholtz lead a brief discussion of the high level changes that might need to be made to the existing documents. Alan Bucholtz, Leo Haas and Rob Cooney will lead this effort. Their intent is to provide a red-line document for community review. A target of April was set to provide additional information to the community.

Snow Removal. Eric from JBK discussed the challenges with removing such large amounts of snow, a location to move the snow, the lack of chloride supplies to melt and the potential damage to existing shrubs and trees, and reviewed with homeowners possible means to improve snow removal if other similar storms occur.

Roof repair update and homeowner interior damage. Barry Mack reported that the insurance claims are still outstanding and he is waiting for information from the insurance company. Additionally, there is continued analysis of the causes as it relates to the roofing warranty. Steve McBride stated that we have not abandoned claims against the roofing company.

Hot tub. Carolyn Engleken mentioned that the temperature in the hot tub has been very hot. Barry Mack reported that the hot tub is checked weekly and that a broken thermometer was replaced and then was stolen and will be replaced. A new hot tub cover will be installed soon to better maintain a comfortable temperature and he will have the temperature level modified.

Capital Projects. Steve McBride suggested that Barry Mack and a construction expert do a walk around with the Board sometime in April to get input and recommendations regarding capital projects that need to be addressed this fiscal year. Steve McBride has asked Board Members to take the lead on various capital projects. Jerry Arndt – Asphalt, Concrete, Pans, etc. Rick Moss – Painting, Stairs, etc. Nick Kontas – Tennis Courts, Jackie Havel – Marketing and Public Relations.

Parking. A black truck with 2002 tags has been parked near Unit 45. A notice will be sent to either move the truck or it will be towed. There are also cars parked in the guest parking across from Unit 4 that need to be moved. Barry will review the parking permits and notify homeowners of the need to reapply.

Other Business. The request by Jerry and Janet Arndt for grounds modification be addressed at the March 14<sup>th</sup> meeting.

The meeting was adjourned at 8 p.m. The next meeting will be March 14<sup>th</sup> at 6:30 p.m.