

Highline Club

Minutes of April 11, 2007 Board of Directors Meeting

Attending Board Members: Steve McBride, Jerry Arndt and Nick Kontas

Property Manager: Barry Mack

Unit Owners: Diana Stevens (Unit 15), Rebecca Graves (Unit 3), Pete & Carolyn Engleken (Unit 39), John & Anet Winston (Unit 38), Alan Bucholtz (Unit 55), Joe Lucente (Unit 37), Gail Sawko (Unit 35)

The meeting was called to order by President Steve McBride at 6:30 PM

The Minutes from the March meeting were approved.

Jerry Arndt requested clarification of several entries in the Highline Club Financials and Barry Mack was asked to check the entries.

Landscaping Committee: Diana Stevens reported that Swingle sprayed some of the trees today and requested that residents be given an earlier notice on future spraying. There is a \$2,000.00 budget this year for landscaping maintenance. The Committee needs help in performing various landscaping duties and will solicit volunteers.

By-laws Committee: Alan Bucholtz was present and was prepared to answer questions regarding the By-laws Committee Report. Steve McBride recommended that the report be distributed to all residents by e-mail for their review. Community member comments would be entertained at the May Board of Directors meeting and an owner's forum would be held at our June meeting.

Christmas Decorations: Diana Stevens is temporarily storing the Highline Club Christmas decorations in her garage (seven large boxes). Steve requested that Barry Mack price-out storage units for a permanent location of the decorations. Alan Bucholtz volunteered the use of his basement if we could not find a reasonably priced storage unit.

Roof Repairs: Barry Mack is soliciting bids for the correction of reported roof leaks. Barry noted that casualty losses due to extraordinary events is covered by the Insurance Company and many of our repairs should fall into this category.

Architectural Control Committee: Steve McBride wants to re-establish an Architectural Control Committee that will review all applications for exterior modifications. He requested that Barry Mack solicit community volunteers by e-mail. The committee will be comprised of five members: two Board members and three residents.

Asphalt and Concrete Repairs: Barry Mack received four bids for specified asphalt and concrete repairs. Jerry Arndt and Nick Kontas shall review the proposals.

Siding Materials: Since the Highline Club siding is not being manufactured any longer, Barry Mack was authorized to purchase and store a supply of hardboard siding which will be used for future repairs.

Unit 3 Repairs: The bids by J & P Roofing for decking repairs (\$1,975.00) and door / siding repairs (\$1,400.00) were approved.

Tree Pruning: A bid by Ross Tree Company of \$8,435.00 for tree pruning was approved.

Drive Entry Trees: Barry Mack was to determine who is responsible for the maintenance of the trees in the right-of-way adjacent to the Highline Club entry.

The meeting was adjourned at 8:00 PM. The next meeting will be held on May 09, 2007 at 6:30 PM.