

The Highline Club Board of Directors
Minutes of Board Meeting of June 12, 2007

Attendees:

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

Unit Owners: Jack Gherke (40), Deborah Chelemes (40), Rebecca Gregg (3), Diana
Stevens (15), Pete and Carolyn Engelken (39), Judy Damas (34), Mark Mulvany (16)

Barry Mack, Weststar Management

The meeting was called to order by President Steve McBride at 630pm. The minutes
from the previous meeting were reviewed and amended.

Financial Report:

Discussion was held concerning the investment of reserve funds. Jerry requested an
additional meeting with Weststar to discuss accounting methods. Jerry discussed the
financial report and reported that the HOA was in sound financial condition.

Landscaping Report:

Application has been received from Unit 58 for the addition of two trees at the rear of
their home. Deborah Chelemes, chairman of the landscaping committee distributed
copies of their application. The Board recommended that all underground utilities be
located and took the application for review.

Deborah requested that the tree in front of Unit 40 be trimmed of dead limbs and that a
tree behind Unit 35 planted by homeowners was dying and should be removed. She also
announced that Bill Butler has joined the Landscaping committee. In coming weeks, the
landscaping committee will be working on the plantings in the traffic island and at the
pool.

Other Unfinished Business:

The Board moved for approval for the deck membrane replacements for Units 3 and 16.
The motion was approved.

Action Items:

A new cedar fence repair proposal was received in the amount of \$1938. Jerry Arndt
stated that he'd like to walk the fence and review the proposal. Approval of the
expenditure was postponed.

Planter Boxes and Concrete Aprons at Front Steps: Barry Mack stated that the concrete contractor who is bidding the street work will be asked to provide a bid for the replacement of certain aprons and planter boxes that have settled.

Asphalt and Concrete Work: Jerry Arndt presented his proposal. Jerry and Barry will procure bids from contractors in late June.

Parking Permits: Steve McBride suggested that the application for parking permits be revised so that it would be in conformance with the Rules and Regulations of the Highline Club. Those rules state that short term parking is defined as less than three weeks and long term parking is defined as more than three weeks and less than one year. Steve agreed to rewrite the application for discussion at the July meeting. The term "hardship" is to be clarified according to the Rules and Regulations.

Homeowner Architectural Plans: The Board reviewed an amended application for rear deck enlargement for Unit 13. The Board moved for approval of the work and the motion was passed with Jackie Havel (13) abstaining.

Jerry Arndt suggested that the application for exterior modifications be amended to show clearly the requirement for multiple copies, plans, photographs and surveys. The applications should be submitted to each board member and the property manager at least 10 days prior to the board meeting at which approval is requested. Jerry Arndt reiterated the importance of having signed hard copies of all applications on file.

Unit 16: Jerry recommended that a letter be written and delivered to Unit 16 homeowners stating that they must resubmit their application for exterior and landscape modifications. The motion was approved and a discussion ensued between Mark Mulvany (16) and the Board. The Board agreed not to send the letter for 7 days to give Mark time to resubmit the applications.

The proposal for HOA insurance was presented by Barry Mack and discussed by the Board. It was moved to accept the insurance policy as proposed. The motion was passed.

The Meeting was adjourned at 910pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Rick Moss", with a long horizontal stroke extending to the right.

Rick Moss, Secretary