

The Highline Club
Board Meeting Minutes of July 11, 2007

Board Members present: Steve McBride, Jerry Arndt, Nick Kontas, Rick Moss.

Weststar Management Company representative present: Barry Mack

Unit Owners present: Judy Waldo (41), Roseanne Rehn (17), Mark Mulvany (16), Adele Linneman (16), Audrey Coggeshall (2), Rebecca Gregg (3), Joe Lucero (37), Alan Bucholtz (55), Tom Shahnazarian (47), Diana Stevens (15), Terry Searls (18), Joan Sussman (46), Pete Engleken (39), Phil Faulkner (29), Rob Cooney (36), Deborah Chelemes (40), Jack Gehrke (40), Susan Delaney (20)

Others attending: Bud York, representative of Renewal by Anderson Window Company

The meeting was called to order at 6:37 pm by the president of the Board, Steve McBride.

The minutes of the June 12, 2007 Board Meeting were presented and approved as submitted.

Financial Report: A detailed discussion of the financial report was postponed until the HOA treasurer, Jerry Arndt, could completely review the report. President Steve McBride reported to the community that the HOA financial condition is good.

Unfinished Business: Mr. Bud York made a short presentation and product demonstration in support of the window replacement application for Unit 29 currently before the Board.

Proposed Changes to the HOA By Laws: Discussion was held on the following issues:

- a. Art. 4.17: Committees should be made up of more than one person.
- b. Arts. 5, 6: The HOA secretary should be responsible for passing on HOA records from one board to the next.
- c. Art 7.2: Is it the Homeowner or the Unit Owner who is responsible to pay for internal damage caused by leaking roofs?
- d. Art. 2.2: Clarifying that "more than 1/3" means 21 unit owners.
- e. Art. 3.3: Board has the authority to control homeowner input at Board meetings. How much notice should be required of Board meetings.
- f. Art. 3.4: Board vacancies – balance of term remains intact.
- g. Art. 9.4: Electronic copies of off-meeting Board votes should be allowed with follow up of signed paper.
- h. Art. 7.2: Discussion of whether windows should be included in the list of internal homeowner repair items.
- i. Are terms of 3 years for Board members too long?

President McBride requested that the vote to approve the proposed new By Laws be held during the 3rd week of August, 2007 after the regular monthly board meeting.

Proposed Parking Permit Changes: President McBride reminded the board that the governing documents require (i) all vehicles in the community must fit into garages, (ii) all vehicles in the community must be parked in garages or in driveways perpendicular to garages without encroaching into the street, (iii) all vehicles in the community shall be operable and properly licensed, (iv) common parking spaces in the community must only be used by homeowners for hardship purposes. “Hardship” is not to be defined as having more vehicles than can fit in the garage or driveway.

A motion was made and passed that parking permits for use of the community spaces for hardship only be charged at the rate of \$45 per month for personal passenger vehicles and \$85 per month for commercial vehicles, trucks and vans.

Homeowner Architectural Modifications Currently Before Board:

Unit 29 – Window replacement – It was moved and passed to approve this application.

Unit 58 – Addition of trees at rear of unit – It was moved as passed to approve this application with the following caveats: (1) Underground utilities must be located prior to installation; (2) The trees must be planted properly according to nursery standards.

Unit 2 – Installation of Window on front side (west) of unit – The Board tabled this application pending receipt of (five sets of) (1) Properly completed application for Architectural Modifications (2) Dimensioned Architectural drawing showing proposed window installation including structural detailing, elevation and plan views, flashing and siding details. (3) Sample of proposed window (4) List of comparable windows in the community and other details as might be required showing that installation would be structurally sound and aesthetically acceptable.

Other Business:

Terry Searls (18) discussed our community lighting system.

Roseanne Rehn (17) inquired about when sagging original exterior decks would be repaired.

Cedar fence repairs – the walkthrough and final repair decisions are pending.

Unit 16 issues – Board directed Barry Mack to draft and send letter to homeowners. Board will schedule an inspection of work and send report to homeowners.

The meeting was adjourned at 10pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rick Moss', with a long horizontal line extending to the right.

Rick Moss, Secretary