

The Highline Club
Board Meeting Minutes of August 11, 2007

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

Weststar Management Company representative present: Barry Mack

Unit Owners present: Alan Bucholtz (55), Joan Sussman (46), Pete Engleken (39), Carolyn Engelken (39), Deborah Chelemes (40), Jack Gehrke (40), Heinz Peter Frisch (42), Rebecca Gregg (3), Gail Sawko (35)

Others attending: Mr. Gene West, Dane Rauscher Investments

The meeting was called to order at 6:34 pm by the president of the Board, Steve McBride.

The minutes of the July 11, 2007 Board Meeting were presented and approved as submitted.

Ongoing Business:

Financial Report: The financial reports were presented by Treasurer Jerry Arndt and property manager Barry Mack. Several issues concerning bookkeeping practices and the assignment of expenses to various line items in the accounts were discussed.

Landscaping Committee Report – Deborah Chelemes requested a timetable from Weststar Management concerning the projects that JBK Landscaping has agreed to do and that have already been approved by the Board. Barry Mack agreed to request this schedule and report back.

Proposed Changes to HOA By-Laws: Alan Bucholtz presented the By Laws Committee's latest work that resulted from the discussion, questions and comments presented at the Board's July 2007 meeting. Alan and the Board proposed that ballots for approving or rejecting these proposed changes be mailed to all unit owners just after the September 2007 Board meeting after a final review and discussion is presented.

Asphalt / Concrete Replacement Work: Board member Jerry Arndt presented four bids that were received for the street and curb work. Discussion proceeded on each of the broken-out sections of bid work and their related cost. Discussion also proceeded on how to pay for the work, whether by using funds from operating and reserve accounts or from an assessment to be determined. The Board recommended funding this work out of operating and reserve accounts funds. Jerry will continue to review bids, interview contractors and have his final recommendations by the September 2007 meeting so that work may be completed before winter.

President McBride introduced Mr. Gene West to present the status of the HOA's reserve and operating accounts and investments. Strategies for investing in Certificates of Deposits and Money Market accounts were discussed. No immediate changes are planned for the investment of community funds.

Deck Repairs – Units 17, 26, 21, 27 and 31: Bids procured and received for the repair of certain sagging patio decks were presented by Weststar Management and discussed. President McBride recommended that the HOA pay for the structural repair of these unimproved, unenclosed sagging decks and that the homeowners pay for the new decking. In addition, a discussion ensued concerning sagging original decks that have been enclosed by a privacy walls and whether the HOA should be paying to repair those decks. It was generally agreed by the Board that any work done to an enclosed deck or "patio" as these features are referred to in Section 9 of the HOA Declarations and item 3.2 of the HOA Rules and Regulations, be treated as a unit owner's expense only. Steve McBride requested another round of bids to include Unit 21 and for structural repairs only, leaving the deck replacements and their costs to individual unit owners.

Other Action Items:

1. Lighting repairs are currently required at the pool and at the traffic island. Rick will coordinate with Barry and the Board.
2. A motion was made and passed to accept the current bid for repair of the cedar fencing and to move ahead ASAP with said repairs.
3. Unit 20 steps – Board members agreed to inspect this work and to be ready to approve or reject work already done.

Parking Permits: Permit applications have been received by Unit 1 and at least one other unit. The board will act on all permit applications received to date at the September 2007 meeting.

At 820pm the meeting was adjourned to Executive Session.
The meeting was adjourned at 840pm.

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