

The Highline Club
Board Meeting Minutes of December 12th, 2007

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

Weststar Management Company representatives present: Nickie Greco, Tracey McGee

Unit Owners present: Jack Gehrke (40), Deb Chelemes (40), Sharon Mohr (60), Rebecca Jensen (3), Pete Engelken (39)

The meeting was called to order at 6:35 pm by the president of the Board, Steve McBride.

The minutes of the November 7th, 2007 Board Meeting were presented and approved as amended.

Ongoing Business:

Financial Report: Treasurer Jerry Arndt reported that no extraordinary items were found in the current year-to-date financial report received from the bookkeeper. He further reported that the 2008 Budget is currently being prepared and that the current financial reports would be thoroughly examined before the end of the month so that adjustments could be made to entries in operating and reserve accounts. Subject to an audit and a thorough year-end review, the current financial reports are approved.

Landscaping Committee Report: Deb Chelemes (40) stated that there were no items to report.

By-Law Voting: President Steve McBride reminded all attendees to please return the ballots for the vote to approve the updating of our By Laws. He also asked Nickie Greco to keep a list of those returned from homeowners. To date 18 ballots had been returned.

Deck Repairs: Board Member Rick Moss reported that repairs to or replacements of sagging rear patio decks at units 20, 21, and 27 are complete and repairs at units 26 and 31 are proceeding as planned. Repairs to decks at Unit 17 have been postponed at the request of the Owner.

Management Company Report - Action Items:

1. Management Co representative Nickie Greco reported that the room for the 2008 Annual Homeowners Meeting at Hamilton Middle School had been booked.
2. Nickie has scheduled gutter cleaning for December 17th, weather-permitting.
3. Nickie was asked by the Board to send out the nominating questionnaire developed by the Board for those seeking the vacant seat on the board.

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New Business: Jerry presented invoices received from various contractors for discussion.

Homeowners' Forum: Sharon Mohr (60) requested that any new lighting being discussed for the West side of Units 56-60 be reconsidered because she is comfortable with the existing lighting. President McBride reminded those attending that the other units owners in the building will have to be consulted before this work will be considered.

At 6:59pm the meeting was adjourned to Executive Session.

Items discussed:

1. Options for resolving the dispute with Unit 29 homeowner concerning the installation of new windows was discussed.
2. HOA will draft indemnification agreement to Unit 38 Homeowner for roofing work requested that is not standard to the community.
3. Board discussed Unit 2's informal submittal of a new front door design and decided that the design was too far a departure from existing community designs.
4. Board discussed possible expenditures for the Reserve Fund in 2008 and the requirements of the renovations of the tennis courts.

End of Minutes.

Respectfully submitted,

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

Rick Moss, Secretary