

The Highline Club
Board Meeting Minutes of March 12, 2008

Board Members present: Rick Moss, Nick Kontas, Jerry Arndt, Judy Damas, Jackie Havel

Weststar Management Company representatives present: Nickie Greco, David Davisio (Interim Accountant for Weststar)

Unit Owners present: Joe Lucente (37), Deborah Chelemes (40), Norm Kushner (33), Pete and Carolyn Engleton (39), Sharon Mohr (60), Bruce Jensen (3), Steve McBride (43), future owners of Unit 17.

The meeting was called to order at 6:36 pm by the president of the Board, Rick Moss.

The minutes of the February 13, 2008 Board Meeting were presented and approved.

Ongoing Business:

Financial Report: David Davisio presented the year end financial report. He began with a brief explanation of the structure of the Balance Sheet and Income Statements. David reported that the reserve balance sheet will be expanded to capture expenditures on a more detailed project level basis. He reported cash is strong, reserve balance is good and is expected to increase. Financial reports will be more timely in the future. The reports have recently been delayed due to disruption of personnel changes at Weststar. Treasurer, Jerry Arndt inquired as to the value of converting to a cash basis versus accrual basis accounting method. Because accrual basis presents a more accurate and timely status it was decided to remain on an accrual basis.

Landscaping Committee Report: Deborah Chelemes (40) Landscape Committee Chair requested approval from the Board to install a drip system into several large blue pots recently purchased for the community. This drip system will require a tie into the irrigation system. The Board approved this action and Deborah and Bil Butler will work with JBK to assure correct installation of the drip system. Deborah also agreed to review the tree spraying proposals from both JBK and Swingle. The cottonwood tree behind Mike Shaffer's (25) unit needs to be removed and the expense billed back to the homeowner. A motion to complete the 3rd cycle of pruning and spraying was passed.

Management Company Report – Action Items: The action item list from the February 13, 2008 meeting have been completed.

Homeowner's Forum:

1. Sharon Mohr (60) requested that her border area be top dressed and a weed liner installed and repair made to address a drainage issue. The spring walk around will assess the situation and make recommendations. A downspout at this unit has separated and needs to be reattached.
2. Joe Lucente (37) reported a leak in the garage ceiling that appears to be coming thru the soffit. Joe will send an email to Nickie and then J&P will be dispatched to investigate.
3. Norm Kushner (33) inquired as to the likelihood of the final phase of the sloped roof project on Units 30-34 being completed this year.. The Board commented that unless there is an extreme emergency there is a strong possibility this project will be completed this year.
4. Norm Kushner (33) noted there is trash and garbage in various areas of the complex and inquired about the responsibility of JBK to pick up trash. That is not a responsibility of JBK. Norm suggested a call to the community to assist in leaf raking and picking up trash.
5. Norm Kushner (33) inquired as to the rules regarding the use of facilities (common areas, pool area, etc). Use of facilities requires that a homeowner must accompany any friends or family using the facilities.
6. Bruce Jensen (3) inquired about the installing a Direct TV dish on his unit. He was asked to submit an ACC form. A dish greater than 35" diameter is not allowed.

New Business:

1. Pool Connection Contract. Jerry Arndt requested Nickie get a second bid for pool work. Additionally, Jerry noted a the current bid / contract from the Pool Connection (should it be approved) must stipulate that no repair work will be completed without an authorized work order, b) that specific dates of service need to be included (i.e. Memorial Day opening through Labor Day closing), c) fees have increased by \$90 over 2007, d) that cleaning occur 3 times per week.
2. Dispute Resolution document (ADR). A motion was made and approved to adopt the ADR. The document will be posted on line.
3. 2008 Budget. The 2008 budget was approved.
4. Proposals for Audit and Taxes. Proposals will be reviewed and decided at a future date. A 6 month tax extension has been filed.
5. Recreation area program meeting. April 21st has been determined to be the next targeted date to get community input regarding any potential changes/requests to the current common recreation areas. Steve McBride suggested a bid release for the tennis courts.

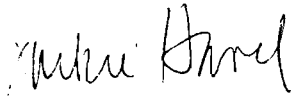
The meeting was adjourned to Executive Session at 8:10 pm.

Executive Session Discussion Items:

1. Next steps regarding several outstanding compliance issues was discussed
2. The Board voted to pay for interior damages due to recent ice damming up to an aggregate of \$3000..

The Executive session was adjourned at 9:09 pm.

Respectfully submitted



Jackie Havel