

**The Highline Club
Board Meeting Minutes of April 23, 2008**

Board Members present: Rick Moss, Judy Damas, Jackie Havel

Weststar Management Company representatives present: Nickie Greco, David Davisio

Unit Owners present: Leo Haas (14), Joe Lucente (37), Toni Larsen (9), Rebecca Gregg (3), Norm Kushner (33), Diana Stevens (15), Phil Faulkner (29)

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

The minutes of the March 12, 2008 Board Meeting were presented and approved.

Financial Report: David Davisio presented the financials in the absence of Board Treasurer Jerry Arndt. He reported that some minor expenditures previously booked in January, February, and March 2008 have been reclassified into December 31, 2007 as appropriate. Current reserves are good at \$170,560. Rebecca Gregg (3) requested financial reports and agendas be made available to the community. David will provide a balance sheet and agenda and Rick Moss will send to the community prior to the Board meetings.

Landscaping Committee Report: Diana Stevens (15) presented the Landscape committee report in Deborah's absence. She reported

- Newly purchased blue ceramic pots have been placed in the entry island and near the mail kiosks and will be planted in May.
- Pool furniture will be set up and cleaned by the committee prior to the pool opening.
- JBK has been asked to turn on the sprinklers.
- The border at Unit 60 is unaltered and needs to be redone with rolled edging and bark. A bid will be requested from JBK and/or Bil Butler.
- The border around the flagstone at Unit 16 needs to be installed at HOA expense. This will include installation of bark and rolled edging.
- Diana Stevens will be in charge of summer watering volunteers and she will be posting a sign up sheet at the mail kiosk in the next several weeks.

Ongoing Business:

- A motion was made and unanimously approved to accept the bid from Neptune for the pool and spa maintenance.
- A bid from Ross previously approved in the March 2008 meeting required a signature from the Board.
- A management letter and report is due from Brashier for the 2006 fiscal year. Nickie Greco was directed to contract them for the final reports and closure.
- A motion was made and unanimously approved for L.L. Compton to audit and prepare reports for the fiscal year ending December 31, 2007.
- The Border installation for Unit 16 is to be scheduled with JBK.
- Jerry Arndt will be asked to schedule the asphalt seal coat to finish the asphalt project that was begun last year.
- The gutter cleaning bill was disputed. Rick Moss to call the gutter company to discuss and to schedule the spring cleaning.
- The indemnification from Unit 38 was signed but not yet recorded. All expenses associated with this action will be billed back to Unit 38. Rick Moss will deliver to the appropriate agencies for recording.
- Heat tape installation will need to be put to bid for installation on Unit 13 as a test case to determine if this is an appropriate fix for ice damming in the gutters.
- Potential repairs for raised decks on Units 46-55 need to be discussed.

Management Company Report – Action Items: All items from the March 2008 meeting have been completed.

New Business:

- The JBK proposal for the rock wall modifications for Unit 19 at Board expense was not approved because the area has been previously fenced and modified. The vote was unanimous. The work will be done at the homeowners expense.
- The deck at Unit 38 has deteriorated. Judy Damas requested a letter be sent to the owners to repair/replace the deck.
- Unit 38 has submitted an ACC to expand the outer wall of their dining room by five (5) feet extending over the window well. The Board has until May 13, 2008 to respond. The Board will meet to discuss.
- Unit 49 has submitted an ACC to install a central air unit and has requested that this be on grade rather than a rooftop installation. The form was not complete so no action was taken.

Homeowner's Forum:

- Diana Stevens (15) reported that the blue awning on Unit 25 has been totally destroyed. Additionally, Nickie Greco will send a letter to Unit 25 regarding the required repair to the wing wall on the east side. All items will be billed to Unit 25.
- Toni Larsen (9) noted that the front steps on her unit are in terrible shape and needed repair/replacement. She requested a bid for composite materials and several homeowners indicated they too would be willing to participate in a pool bid in an attempt to get better pricing. Interested homeowners included Rebecca Gregg (3) and Norm Kushner (33).
- Rick Moss and Phil Faulkner (29) will meet during the next week to determine a mediator for the ADR regarding the unapproved windows that were installed on Unit 29. Judy Damas and Jackie Havel did not agree to the mediation process because the windows installed were not those approved by the Board. Norm Kushner (33) and Diana Stevens (15) questioned why the HOA is mediating this situation since the windows installed were not those approved and inquired as to who pays for the mediation. Rick Moss replied the HOA is mediating because Unit 29 does not want to replace the windows as the Board has requested and that mediation cost is shared equally by the HOA and the homeowner.
- Rebecca Gregg (3) questioned the paint spill on the asphalt in front of Unit 2 and leading out the entryway. A method will be determined to clean the spill and possibly billed back to the responsible homeowner. It was noted that old paint is not to be placed in the trash and a note will be sent to the community. The HOA could have been fined as a result of this action. Rick Moss will arrange for a hazardous waste pickup day for the community,
- Rebecca Gregg (3) inquired about Satellite Dish placement. The Board will establish a rule regarding allowable dish placement.

The meeting was adjourned at 8:20 pm. The next meeting is scheduled for May 14, 2008.

Respectfully submitted



Jackie Havel