

The Highline Club
Board Meeting Minutes of May 14, 2008

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

Weststar Management Company representatives present: Nickie Greco, David Davisio

Legal Representative: Suzanne Leff, Esq.

Unit Owners present: Diana Stevens (15), Jack Gherke (40), Norm Kushner (33), Steve McBride (43), Bil Butler (33), Judy Waldo (41)

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

The minutes of the April 23, 2008 Board Meeting were presented and approved .

Suzanne Leff: Suzanne participated in a general discussion regarding:

- The inconsistencies that exist between the Declarations and Rules in several areas including Parking, Maintenance of steps, reconstruction and expansions.
- It was determined that from here forward, the Board will follow the Declarations and in order to act the Board will enforce the Declarations as written until such time that the documents are to be rewritten and adopted to be consistent where there is a discrepancy between the Rules and the Declarations.

Committee Reports:

Financial Report: David Davisio reported that cash improved. The Balance sheet was reviewed. Accounts Payable is not high. There are no concerns with either Accounts Payable or Accounts Receivable. A \$200 refund is expected from the Federal Government and taxes due are \$184.

Landscaping Committee Report: Diana Stevens (15) presented the Landscape report In lieu of Deborah Chelemes (40) who was not present.

- Unit 25, Unit 16, Unit 60 work is waiting on bids from JBK.

- Twelve new trees were planted by volunteers from the community at the far west end of the complex. This brings the tree coverage more in line with the east end of the complex.
- The blue pots will be planted over the next weekend,
- A watering volunteer sign-up sheet will be posted at the mail kiosk to assist the Landscape committee with watering over the summer.
- A lighting plan for the entrance island will be submitted to the Board for approval.
- Unit 56. A new tree was planted in the border area by the homeowners and was not approved by the Landscape committee or Board. Trees are not allowed to be planted in borders. It was requested that a letter be sent to the homeowners to rectify.
- Unit 48. A request was made that a letter be sent to the owners of this unit asking them to restore the border back to original state prior to the sale of their property.
- Unit 35-36. The tree behind these units has died and is still under warranty and will be replaced. Rick to follow-up with JBK .

Ongoing Business:

- Street Repairs, Seal Coating and other projects.. Many bids are still due from various contractors as a result of the recent walk-through in which 30 items were discovered for possible further action. Jerry Arndt will review the bids and the Board will prioritize and develop a plan for the next several months. Jerry Arndt requested an additional bid for informational purposes to complete the asphalt project in that was begun in 2007.
- Jerry Arndt is requesting a review of implementation of the cross pan and pan in front of Unit 39. Jerry does not believe the implementation allowed for sufficient drainage.
- Seal coating has been integrated into the 2008 project..
- Unit 19. The submitted Landscape Application was approved except for the payment of the cost incurred with increasing the height of the rock wall. This expense will be paid my the homeowner. Voted and approved unanimously.
- Interior repairs from roof leaks as a result of the ice damming are targeted to be completed within the next 3 weeks. Identified units previously bid were Units 2, 13,15, 37, and 48. Units 46 and 49 have been added to the list. A motion was made to finish the 5 units needing repair up to \$500 each. The vote was unanimous.
- A motion stating "Because the current Board has recognized the disparity between the provisions of the Highline Club Rules and Regulations and the Declarations of the HOA, effective July 1, 2008 future Association disbursements for the benefit of the homeowners real property will be governed by the provisions of the First Amendment and Restated Declaration Covenants, Conditions, Restrictions and Easements for the

Highline Club filed February 20, 1985 as amended.” The vote was unanimous.

Management Company Report – Action Items:

- All items are complete.

Homeowners Forum:

- Steve McBride (43) requested the Board to send a letter to the new owners of Unit 42 requesting the building of a privacy fence enclosing the patio area. This unit has a water feature that could be a liability issue.
- Jack Gherke (40) stated that a proposed opening in the split rail fence to allow entrance into the Highline Club was not desired. This would allow anyone on the path to easily enter the community. The Board agreed not to move forward with this.

New Business:

- A motions was made to contract for a garden hose bibb adjacent to Unit 1 and proceed with the installation if the bid does not exceed \$250. The vote was unanimous.
- Deck Membranes requiring temporary repairs were completed on Units 6, 15, 16, and 27. Additionally, Unit 13 was deemed to have suspected structural damage and a motion was made to move forward with Unit 13 complete replacement and repair of structural damage. The vote was unanimous with Jackie Havel abstaining.
- Front step repairs. A general discussion was held. The Board will entertain requests for step reconditioning as individually submitted, and will review each application.
- The tree boxes at the entrance to the community are in need of repair. A motion was made to replace all ten tree boxes at a cost of \$750. The vote was unanimous.
- Rick Moss instructed Nickie Greco to get bids for the implementation of heat trace for potential implementation on the units that have previously had ice damming in the gutters.
- Discussion was held regarding the deck and stair work that was completed on Units 51-55. This work was not approved by 4 or 5 members of the Board. Only the President approved this work.
- Unit 49 ACC. A motion was made to approve the installation of the air conditioning unit on grade inside and on a pad inside the privacy fence. The vote was unanimous,
- Unit 29 Mediation. Deborah Sperlak has been identified as the mediator and charges a fee of \$100 per hour. The date for mediation is to be set.

- Unit 56. A letter is to be sent to the homeowner stating the need to straighten the border and remove the newly planted tree.
- Gutter cleaning. Rick Moss is to call the contractor and dispute the bill.
- Unit 38 ACC for a dining room extension was rejected as incomplete. A letter has been sent to the homeowners. The homeowner has the right to resubmit.
- JP Roofing will be asked to submit a bid for the roof work on Units 30-34.
- Unit 3 The request for installation of a satellite dish will require an ACC to be submitted and approved.

The meeting was adjourned at 10:25 pm.

Respectfully submitted,



Jackie Havel, Board Secretary

