

The Highline Club
Board Meeting Minutes of July 8, 2008

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

Weststar Management Company representatives present: Nickie Greco

Unit Owners present: Deborah Chelemes (40), Norm Kushner (33), Mary Repetto (30), Toni Larsen (9), Joe Lucente (37), Bil Butler (33), Lucy and Richard Pfeffer (17), Leo Haas (14), Mark Mulvaney (16), David Bain (7), Dawn Eastman (56), Diana Stevens (15), Bruce Jensen (3), Audrey Coggeshall (2), Sharon Mohr (60), Pete and Carolyn Engleken (39), Jack Gehrke (40), Phil Faulkner (29), Anet Winston (38), Ray Mohr (60)

The meeting was called to order at 6:36pm by Vice-President Nick Kontas.

Nick Kontas announced that Rick Moss resigned from the Board of the Highline Club on July 8, 2008.

The minutes of the June 11, 2008 Board Meeting were presented and approved.

Financial Report: Jerry Arndt, Treasurer announced that the financial reports were in order. Jerry will do a thorough mid-year review with the Management Company in the next couple of weeks. Toni Larsen inquired and was told that the funds for the seal coat will come out of Operations.

Landscaping Committee Report: Deborah Chelemes (40)

- Unit 59. A letter will be sent to the owners having them reinstate the border back to bark prior to the sale of the property.
- Unit 27. A letter will be sent to the owner requesting that the bark be refreshed in the border.
- Unit 25. Mary Repetto (30) inquired regarding the removal of the Cottonwood tree within the privacy fence enclosure of Unit 25. Nickie Greco to provide the estimated cost for removal to Mary. Mary will call Mike Shaffer with the intent of securing funding for the removal of the tree. It was decided that the trunk of the tree must be bored in order to prevent potential root damage.
- Entry Island Lighting. Bil Butler reported that he can install entrance island lighting for \$250. The lights will be 4 low level lights, black metal with a dome top. A motion was made to proceed with the work. Unanimous.

- Evergreens on Golf Course. Toni Larsen noted that the evergreens are turning brown on the golf course and suggested that the HOA evergreens be checked for possible infestation. Nickie Greco to contact Ross Tree Service..

Homeowner's Forum:

- Unit 15. Mark Mulvaney presented 3 issues. There is an additional split on the 2nd level patio after 4 previous patches and the garage has suffered damage. The drain in the back of unit 15 is obtrusive and needs a conventional drain installed. Ice buildup interior damage has not yet been repaired. The Management Company was asked to investigate other contractors to complete this project. The original contractor is not available until fall.
- Unit 37. Joe Lucente requested an inspection of his unit for interior damage. Damage may have been caused by a flashing issue.
- Unit 15. Diana Stevens suggested that the HOA purchase one Home for Sale sign that could be placed in the cul-de-sac if there is a property for sale in the Community. This would alleviate the issue of multiple signs.
- Unit 2. Audrey Coggeshall inquired about the process for step repair. A discussion ensued regarding exterior standards to include doors, hardware etc. Toni Larsen will provide a specifications chart that was started by a previous Board. Audrey volunteered to work on a standards committee. The community was reminded that an ACC form needs to be completed for any exterior modification.
- Unit 60. Sharon Mohr reported that her shrubs are overgrown and the asphalt is bad. A bid for \$850 from JBK was not approved at the June meeting due to other priorities.
- Unit 56. Dawn Eastman requested that her driveway be removed from the upcoming concrete and asphalt project because the driveway will not be replaced with a stamped surface.
- Recreation area discussion. Mary Repetto asked that the flip charts from the community meeting be retrieved from Rick Moss so the meeting can be documented.
- Unit 3. Bruce Jensen requested that the HOA Roster be sent in PDF format. Nickie to provide.
- Unit 33. Norm Kushner asked about the roof schedule for Units 30-34. The Board is waiting for the final ice guard bid and then the work will be scheduled.

Ongoing Business:

- Ice Shield for Units 11-17 and 46-55. Bids were received to determine magnitude. The Board will investigate potential faded shingle issue associate with this project.

- Asphalt project. The scope of the work and the bid from Maynard Construction has changed since the last bid from 380 to 120 square feet. Jerry Arndt to call to discuss,
- Deck Membrane Unit 16. A motion was made to approve the membrane replacement with Deck Rite and an additional drain if necessary along with siding and trim. Unanimous. As an aside, it was requested that units 6,9,15,17,43,44 be evaluated for possible repair/replacement.
- Mediation Unit 29. Phil Faulkner to provide agreed to mediator name. Jerry Arndt to follow-up.
- Indemnification Unit 38. Rick Moss notarized the indemnification and Nickie will deliver to Suzanne Leaf, Esq. to file.

Management Company Report – Action Items:

- Nickie to contact Neptune regarding pool and hot tub service.
- Nickie to solicit a bid to have the carpet replaced around the hot tub

New Business:

- 15 MPH sign to be replaced with reflectors.
- Step repair. Judy Damas reported the issues with the following steps.
 - Unit 2. Scrape and paint
 - Unit 6. Spalding
 - Unit 9 Paint and new boards needed
 - Unit 13. Spalding
 - Unit 17. A disaster
 - Unit 27. Paint and some new boards
 - Unit 59. Scrape and paint.

A motion was made to scrap and paint Units 2, 27, and 59. Unanimous.

- Step replacement/repair. A motion was made to state:
 - For a homeowner intent on replacing their steps/stairs outside the normal cycle and upgrading to composite an ACC must be filed and the composite material will be selected in tandem with the Board and the homeowner will identify the vendor. The homeowner will be responsible for payment to the vendor for the underlying structure and the step overlay. Any siding issues will be mutually discussed with the Board.
 - For a step replacement/repair within the cycle the HOA would pay for wood and paint and the homeowner will pay for the composite upgrade cost. Homeowner will sign off prior to the start of work acknowledging payment responsibility.

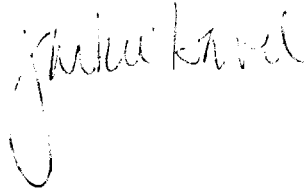
Unanimous.

- Unit 17. Motion to approve both the ACC and LCC with conditions. Unanimous.
- Unit 13. Motion to approve both the ACC and LCC with conditions. Unanimous with Jackie Have abstaining.

- Flashing. Motion made to have J&P take care of flashing issue for a cost of \$955. Unanimous.

The meeting was adjourned at 11:14 p.m.

Respectfully Submitted.

A handwritten signature in cursive script, appearing to read "Jackie Havel", written in dark ink.

Jackie Havel, Secretary