

The Highline Club
Board Meeting Minutes of October 15, 2008

Board Members Present: Jerry Arndt, Nick Kontas, Jack Gehrke, Norm Kushner, Jackie Havel

Weststar Management Company representatives present: Nickie Greco

Unit Owners Present: Ray and Sharon Mohr (60), Anet Winston (38), Joe Lucente(37), Richard Pfeffer (17), Steve McBride (42), John, Julie

Homeowners Forum:

- Sharon Mohr (60) requested permission to install her own edging. Denied.
- Joe Lucente (37) Inquired as to the status of the repair of his internal ceiling leaks. The item had inadvertently fallen off the list but will be discussed during the meeting along with other leak issues.

The meeting was called to order at 6:40 p.m. by the President of the Board Jerry Arndt.

The minutes of the September 10, 2008 Board Meeting were presented and approved .

Board Action: A motion was made to appoint Jack Gehrke to fill the Bard position vacated by Judy Damas until December 31, 2008. Unanimous. (Jack Gehrke abstained)

Financial Report: Jerry Arndt reported that the Association is ahead of budget (Operational) by approximately \$9,000. A motion was made to elect Jack Gehrke as Treasurer. Unanimous. (Jack abstained).

Management Company Report:

- All action items from the previous meeting have been addressed,
- Nickie was asked to send an updated action item list to all Board members.
- Nick Kontas requested that a Unit Status report be included in the Board packets.
- Richard Pfeffer (17) asked that the agenda be emailed to the Community in addition to the posting at the mail Kiosk.

Committee Reports:

Landscape Committee Report:

- The entry island lights are not working and the situation is under review,
- Compliance letters will be generated to several Unit owners,
- The flower pots will be prepared for winter storage.

Architectural Control Committee Report:

- Jack Gehrke was appointed as the Board Liaison to the ACC.

- New ACC members are Charles Chaney, Dexter Writer, Mary Repetto, Bil Butler and Audrey Coggeshall.
- The newly formed ACC will meet within the next two weeks to formulate the ACC charter to include, but not limited to
 - Communication processes to the Board and the Community.
 - Updating of specifications for such items as front doors, satellite dishes, window replacements, etc.
 - Review and update, if necessary, the ACC form.
 - Determination of the overall mission and scope of responsibilities of the ACC.
- Unit 19 ACC (Arndt). Motion to approve window replacement application. Unanimous. (Jack and Jerry abstained).
- Unit 31 ACC (Moss). An application to install a sidewalk drain was received on 10/14/2008. Jerry is to notify Rick Moss that the application has been logged and an initial list of questions has been formulated. It is noted that the requested start date of 10/20/2008 is not realistic as the new ACC Committee needs to review and make its recommendations to the Board. It was noted that an indemnification may be required.

Ongoing Business:

- Gutters 30-34. A motion was made to accept the J&P bid to install gutters on these units. Unanimous.
- Deck membranes 15 & 17. The Board will inspect the membranes on both units and determine next action.
- Unit 17 (Pfeffer) Patio, Border replacement, Sod issues:
 - Richard agreed to have the patio wall trim painted by 10/19/2008.
 - The JBK bid needs to be modified for the border replacement to a 24" width.
 - Richard is to pay the HOA in advance and the HOA will work with JBK for the border and seeding related expenses.
 - JBK will install the new border and aerate and seed the areas damaged by the homeowners contractor. If the seed does not germinate then sod will be installed in the spring at the homeowners expense.
- Unit 17 (Pfeffer) Steps. The owners have decided not to upgrade to composite materials. The bids will be refreshed and the work will be the HOA responsibility.
- Unit 17 (Pfeffer) Deep Root Feeding. The work will be coordinated with the aerating and seeding. This will be a homeowner expense because the damage was done by the homeowner's contractor.
- Unit 1 (Ibbotson). Bob requested August and September Board meeting minutes, Insurance information and inquired as to the resolution of the water infiltration. The issue remains open and under investigation.
- Unit 29 (Faulkner) Mediation. The Board preparing its position for the upcoming mediation meeting between all concerned parties.

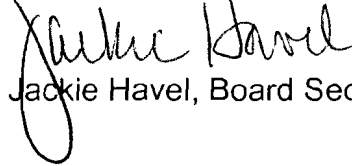
New Business:

- Lighting Proposal. Motion to accept the Lighting Maintenance Agreement from Colorado Lighting after the HOA provides them with acceptable wattage information.
- Unit 47 (Shahnazarian). The homeowner has requested that his front steps be replaced. This replacement was not slotted for 2008. It will be considered in 2009.

- A motion was made to allow Judy Waldo to contract directly with JBK for the removal of a Crab Apple tree in the border and at her expense and without a Landscape Application. Unanimous.

The meeting was adjourned at 10:40 p.m. to Executive Session.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Jackie Havel". The signature is written in dark ink and is positioned above the printed name.

Jackie Havel, Board Secretary