

The Highline Club

Board Meeting minutes of February 18, 2009, at 6:30pm.

Board members Present: Jerry Arndt, Nick Kontas, Norm Kushner, Jack Gherke and Jackie Havel.

Weststar Management Company representative present- Nickie Grekco

Unit Owners Present- Deb Chelmes(40), Carolyn, Pete Engleken (39), Joe Lucente(37), Phil Faulkner (29) and Andres and Maria Ingemarson(48).

HOME OWNERS FORUM:

Board to find an alternative storage location for holiday lights, currently being stored in the hot tub area of the clubhouse. Nickie has suggested we use storage location where we are storing our siding back stock...

Meeting called to order at 6:41 pm by President of the board Jerry Arndt.

Minutes of the January 21, 2009 minutes were presented and approved, with changes and additions.

Financial Report:

Jack needs clarification of Accrual process, will meet with accountants at Weststar.

Gutter cleaning project, payment for these services on hold at this time. Weststar will follow up on quality of work performed.

Jack to re look at reserve funds interest.

Motion by Jack Gherke to accept financial report, Nick second.

Managers Report:

A) Status of past due payments.

All accounts are current and up to date per Nickie.

Board members also have a better understanding of procedures in place regarding late accounts.

B) Status of non Compliance notices.

Units #1 (Nancy Ibbotson) , notice dated 02/05/2009.

#52 (Richard Celland) , notice dated 02/05/2009.

#59 (Carolyn and Scott Taylor), notice dated 02/05/2009.

All unit owners have responded and will comply.

C) New and Open work orders.

- Nickie is working on new format for this information that will better serve the board.
- Items in progress.
- Unit# 3 Water dripping and lifted shingles. J&P was out to location and has filed a report of their findings .Based on report issued by Warren dated 02/16/2009 and has submitted their recommendations to the board for consideration. Work order #(171022RHG).
- Unit#14 stains on ceiling reported by homeowner. Dale at Centimark will be onsite and file a report item is pending. Work order # (190126JBHI).
- Unit# 3 and # 33 Awning Work order# (190127JDSN,190127JCUY) proposals pending approval by board.
- Unit @52 Skylight on order installation not yet scheduled,
- Underground Drainage- Pending, Nickie to get final map and will also check on if cleanouts are needed.
- Unassigned Work orders:

Unit #8- (180611MHTD) Steps.

Unit# 13-(180215IBFB) Steps.

Unit#17-(180311MIWQ),(190206MHQB) Multiple issues.

Unit# 37(180313RNRP) Ceiling leak.

Unit# 57(1806MFWH) Driveway.

Unit# 59(180702RHRQ) Steps.

Denver HOA meetings at large, March 26th location not yet determined.

Monthly HOA meetings for 2009, Nickie to finalize and send to community.

COMMITTEE REPORTS:

A) ACC- See attached minutes read by Norm on behalf of ACC members.(hard copy included).

B) Landscape Committee- Spraying of trees for 2009, Deborah giving recommendations to the board. Austrian Pine behind Unit#35 needs watering, we need to check on Warranty with JBK should we loose this tree. Nickie to follow-up with JBK. All trees planted in 2008 as well as in common areas and planters adjacent to driveways need deep

root watering due to dry winter season. Nickie to call JBK to see if they concur with assessment. If so, homeowners will be asked to assist with this task.

6-UNFINISHED BUSINESS:

A)-Unit #29(Phil and Pat Faulkner) Ratification of Exterior Modification Application/Final Settlement. Motion to approve by Jack Gherke, motion seconded by Jackie Havel .Motion carried all in favor,

B) Unit# 51(Philip and Jeniffer Orda) Ratification of Exterior Modification Application. Motion to approve Jack Gherke, motion seconded by Norm Kushner. Vote 4 yes, 1 opposed (Jackie Havel).

C)Units 3 and 33. Awning repair proposals. Motion to move forward with work. Motion to approve Jack Gherke ,motion seconded by Nick Kontas. Vote all in favor.

D) Split Rail fence repair, Nickie to follow up with Split Rail fence Co.

E) Unit# 29(Pat and Phil Faulkner) Mediation settlement, memorandum of understanding. Per Attorney no need to record document.

F) Unit# 42 (Nancy and Pat McCahill) Exterior Modification Application in progress, homeowner to resubmit.

G) Unit# 60 (Sharon and Ray Mohr) Exterior Modification Application. in progress, homeowner to resubmit with additional information.

H) Unit# 17 (Lucy Pfeffer) Board action, email sent to homeowner on FINAL board position.

I) Unit# 37(Joe Lucente) Interior repair, in progress. Homeowner to contact painter. Board previously approved 500.00 of the cost of repair.

J)Unit# 47(Tom Shanazarian) Front step replacement, pending further review and use of Material for steps.

K) Unit# 15(Diana Stevens) Unit 17(Lucy and Richard Pfeffer) Proposal from J&P for deck membrane replacements. Motion to approve Norm Kushner,motion seconded by Jackie Havel. Vote all in favor.

L) Unit #13(Jackie Havel) Unit 47(Tom Shanazarian) J&P Roofing proposal for Ice guard Test, item tabled for further review.

M) Neptune Pool Specialists, service contract pending further review of costs.

UNFINISHED BUSINESS (Cont.)

N) Review of gutter cleaning.(Western). Nickie to meet and evaluate work performed by Western.

O) Insurance & Responsibility matrix. Currently in redraft with attorney.Goal is to have completed for April mailing to the community.

P) L.R.Compton-Representation letter, currently in rewrite for board consideration.

Q) Driveway Unit 44(Nick Kontas) ,meet with Warren following seasoning of driveway to determine action plan for replacement. Nickie has been in contact with Warren. Cross pan issues pending.

R) Additional Items from board. None at this time.

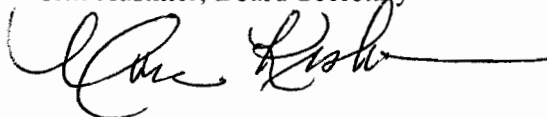
7.NEW BUSINESS

- A) Architecture Control Committee Responsibilities. Draft under rewrite and review.
- B) Attorney fees, decided that we remain with traditional fixed fees structure. Motion to approve, Norm Kushner, seconded by Jack Gherke, all in favor.
- C) Exterior Modification Application Unit 48(Maria and Anders Ingemarson)
Pending further review, more detailed product information requested from homeowners.
- D) Exterior Modification Application Unit 31(Rick Moss) further action pending.
Board has requested a letter as follow up to homeowner.
- E) Flat Roof Inspection- Centimark will inspect and submit report of their findings.
- F) Gutter downspout inspection pending.
- G) Front Stair Replacement project for 2009, 3 mos. scope of project.
- H) Building Exterior repair and paint- 3 mos. scope of project
- I) Driveway/Pan/Asphalt Project 2009,pending.
- J) Meeting with Weststar Management, board has met with Management Company to discuss expectations of Management Company for 2009.

Meeting was adjourned at 10:42pm

Respectfully submitted,

Norm Kushner, Board Secretary

A handwritten signature in black ink, appearing to read "Norm Kushner", with a long horizontal line extending to the right.