

The Highline Club
Board Meeting Minutes of Wednesday, March 18, 2009

Board Members Present: Jerry Arndt, Jack Gherke, Norm Kushner, Jackie Havel

Weststar Management Company representative present Nickie Greco

Unit Owners Present: Rebecca Gregg#3, Phil Faulkner#29, Anders Ingemarson#48, Sharon Mohr #60, Debra Chelemes #40.

Homeowners Forum- No matters brought to the board.

The meeting was called to order at 6:35 by the president of the board Jerry Arndt.

Meeting minutes of the February 18, 2009 were approved pending changes. Motion to accept by Gherke seconded by Havel, passed unanimously.

COMMITTEE REPORTS – Committee chairs for Landscape and ACC, will submit hardcopy report to Norm for meeting minutes.

FINANCIAL REPORT-

Jack Gherke has reviewed pending checks which are in order.
Jack also noted that buildings 1-3 outside lighting is paid by HOA due to electrical configuration by builders. All remaining buildings, the outside lighting is paid for by the homeowner. The board reviewed the financial statements and current list of owners. With there being no concerns or questions, financials were approved pending audit.

MANAGERS REPORT-

- A) Past due accounts are all up to date.
- B) Non compliance letters to homeowners sent re: holiday lights. Homeowners are in compliance.
- C) Centimark work on unit # 1,3,7. Work on #7 not yet complete. The board directed Nickie to have Centimark to submit a more detailed report regarding the bi-annual inspection.
- D) Awning inspections by Four Seasons has not been scheduled, Nickie working on getting a date.
- E) Board is requesting that Nickie get a community walk through check list. Items that she is checking regularly when on the property. Nickie will get with Kevin on a format and submit her checklist to the board for their review.

UNFINISHED BUSINESS-

- A) Exterior Modification Application #60(Sharon and Ray Mohr), submitted by homeowner at board meeting, additional copies requested.
- B) Sliding Glass doors as replacement option. Motion by Gherke seconded by Havel, that sliding glass doors not be allowed as an appropriate replacement, passed unanimously.
- C) Exterior Modification Application #48(Maria and Anders Ingmarson) Application Denied.
- D) Exterior Modification Application Unit #31(Rick Moss) Application approved with conditions. Unanimous
- E) Exterior Modification Application Unit#51(Phillip and Jennifer Orda) pending further information.
- F) Unit #17(Lucy Pheffer) Board to send a registered letter to homeowner stating board position on reimbursement.
- G) Unit#47(Tom Shananzarian) Stair Replacement, board will communicate suggested repairs to homeowner, based on step assessment being done by Arndt and Gherke.
- H) J&P Roofing Ice Guard Proposal- Tabled until summer.
- I) Neptune Pool Specialist Service contract has been received with correct dates and information. Motion by Gherke seconded by Havel, to accept contract, passed unanimously
- J) Gutter cleaning complete, board has suggested a spot check to confirm work has been properly done.
- K) Insurance Guideline/matrix- Motion by Havel seconded by Gherke, to adopt guideline, passed unanimously.
- L) Driveway Unit #44(Nick Kontas) and cross pan. Nickie in contact with contractor, he is ready to start work. Cross pan profile pending.
- M) ACC mission statement, final draft to Suzanne for her review.
- N) Flat roof inspection. Report needs more details and specifics of findings to better understand where we stand.
- O) Front stair replacement- Walk through of community by Jack and Jerry, they will submit findings for review. Hope to have project scope by April meeting.
- P) Building exterior paint repair and touchup- Nickie looking into contractors to do inspection of community and submit proposal.

NEW BUSINESS-

A) J&P proposals Unit#1(Nancy Ibbotson) and Unit#29(Phil Faulkner), proposal reviewed and needs to be reworked. Nickie was directed to have J&P submit a new proposal for each unit keeping them separate.

It was suggested we use same diverters as was the case in units #30 and #34. Motion by Havel seconded by Gherke, to keep the combined cost as originally approved for \$1800.00, passed unanimously.

B) Downspout and gutter inspection. Warren to file report.

C) Border replacement/edging repair, landscape committee will do a walkthrough and submit their findings and prioritize.

D) Railing installation at concrete steps adjacent to unit 29, Nickie getting proposal from Palace Construction ,Erikermann Construction and Bluesky Restoration Contractors.

E) Neptune proposal for installation of Virginia Becker compliance drain cover and Vac alert, installation approved.

F) Underground cleanouts/inspection- Jerry working on, in progress.

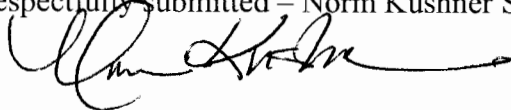
ADDITIONAL ITEMS-

J&P Roofing reports on Deck/siding repairs to Unit#19(Jerry Arndt) and deck drain Unit#6(Don Ryan). Proposals reviewed. Motion to approve by Gherke seconded by Kushner, Jerry abstained. Motion carried.

Gutter and downspout inspection and report on Building #11, Warren will do inspection.

Meeting adjourned at 10:05

Respectfully submitted – Norm Kushner Secretary

A handwritten signature in black ink, appearing to read 'Norm Kushner', is written over the typed name.