

The Higline Club
Board Meeting Minutes for Wednesday May 20th, 2009

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

Weststar Management Company Representative Present Elissa Conger.

Unit Owners Present: Unit#3 Rebecca Gregg, Unit# 18 Terry Searls, Unit#23 Joan Mason, Unit#29 Phil Faulkner, Unit#37 Joe Lucente, Unit#38 Anet Winston, Unit#39 Pete Engleton, Unit#41 Judy Waldo, Unit# 49 Bill Imbach, Unit#51 Phil Orda, Unit# 52 Richard Celland, Unit#60 Sharon and Ray Mohr.

HOMEOWNER FORUM:

- Joe Lucente Unit#37 inquired about the status of his check due him for costs of interior repairs due to roof leak. Elissa confirmed a check has been cut, just needing a signature.
- Pete Engleton Unit#39 inquired about the status of the hot tub. Management Company has been notified of problem and Pool Company checking into needed repairs.
- Phil Faulkner Unit#29 inquired about status of trees to be planted. A tree type has been selected, planting is pending.

SPECIAL SUBJECT: Birdfeeders.

- Discussion centered around information obtained from the Wild Bird Center Colorado blvd., which outlines the recommended food, feeders and their locations. These recommendations / requirements would allow those that choose to feed birds to continue to do so but at the same time, rid the community of Pigeons. This information would be used as a guideline for the re introduction of birdfeeders into the community. Monitoring the implementation of such guidelines, would be necessary to insure the success of the program and maintain compliance.

- Homeowners also discussed the need for the heightened awareness of all feeding practices in the community. The concern of many home owners is that certain feeding practices by some community members are attracting wildlife into the interior of our community. Some pet owners fear this may lead to the introduction of certain illness and infection such as lice or leptosprosis, to the domestic animal population in our community.

Meeting called to order at 7:25pm by Board President Jerry Arndt.

Board welcomes Elissa Conger as our new Weststar Management Company representative.

Motion by Kontas seconded by Gehrke that the meeting minutes of April 15th, 2009 be approved pending changes, passed unanimously.

COMMITTEE REPORTS:

ACC- No report submitted.

Landscape Committee-

- 1- Community volunteer watering schedule for Entry Island and containers still has a few open slots remaining.
- 2- A letter is going to be sent to the community regarding: Using risers/pot feet for containers on front steps. Recommendations would be for residents to refrain from planting vegetables in their altered borders and use containers instead as altered borders should be for "flowers" only. These containers should be placed on their deck areas. Containers were not to be placed on privacy fence areas that were considered unaltered as maintenance/repair is the responsibility of the HOA. Planting containers should not be used on trim ledges on the balcony area as this is also maintained by the HOA. Containers can cause water damage/wood rotting to these areas.
- 3- The planting of the Entry Island and containers is scheduled for Memorial weekend. Landscape committee and community volunteers to meet at 8:30 a.m.
- 4- JBK has turned on the property watering system for the summer season.

FINANCIAL REPORT-

-Gutter project for Units# 1&#29 were paid from reserves.

-Items currently running high in cost are Administrative costs and Legal fees.

Motion by Kushner seconded by Havel, to approve financials pending audit. Passed unanimously.

MANAGERS REPORT-

- Unit#47 has not responded to letter from the board regarding planting of junipers and tree. Jerry will follow up.
- Unit#48 letter to homeowner regarding storing of furniture in common area. Debra taking lead, letter has been drafted for board to review.
- Unit#46 letter to homeowner regarding board to be reinstated to unaltered condition. Homeowner has responded, issue is pending further discussion with homeowner's daughter.

- Austrian Pine behind Unit#35 JBK has confirmed tree is ok, loss of needles due to winter distress.
- Elissa to clarify status of work orders both open and complete.
- Draft notice to Unit #17 currently with attorney. Suzanne has further questions action pending.
- Parking notice to Unit #25 on hold per Jerry.
- Letters to Units # 56 ,#57 re: driveway replacement was sent. Management will confirm if response from homeowners has been received.
- Letter to Unit#9 re: removal of antenna. Management will confirm status.
- Management property inspection list for May 5th, 2009. Some comments need clarification. Elissa will follow up.

UNFINISHED BUSINESS:

- a. Exterior Modification Application- Unit#60. Motion by Havel, seconded by Gehrke to approve application. Vote carried 3-1, 1 abstained.

Motion by Gehrke seconded by Kontas not to accept any further applications for window replacement until further notice. Allowing time for a standard to be set, as a guideline for future applications. Passed unanimously.

Kushner asked to be excused from board meeting. Request granted by Jerry Arndt. Havel will take and submit remaining meeting minutes.

- b. Unit 51 Exterior Modification. A new door and frame will be installed. A motion by Gehrke seconded by Kontas to approve based on a visual inspection by Jerry Arndt. Passed unanimously.

- c. Pigeon Directive. Motion by Havel seconded by Kontas to allow approved(TBD) feeders with(TBD) approved food to be placed on rear lots within the property line. Should the pigeons reappear then this motion may be revisited. Approved by Havel,Kontas and Arndt. Gehrke opposed.

- d.Front step replacement project. Motion by Gehrke seconded by Kontas to commence with the stair project with Biddle Construction on a unit price basis with specific units replacement(TBD) with the exception that unit #17 will be the first completed. Approved unanimously. Note to minutes: The concrete stairs discussion will continue to be an open item.

- e. Exterior Paint Project. Board to schedule a walkthrough.
- f. Driveway/Pan Asphalt project for 2009. An RFP will be prepared.
- g. Inspection and Cleanout of underground drains. Review findings.
- h. Gutter.Downspout/Scupper report. Waiting for report.
- i. Paint colors, ongoing.
- j. Tree pruning. Swingle proposal under review.
- k. Clubhouse improvements. Ongoing.

NEW BUSINESS:

- a. Unit # 20 ACC. Motion by Gehrke seconded by Havel to approve application with conditions. Approved unanimously.
- b. Unit # 2 ACC. Motion by Havel seconded by Gehrke to approve application with conditions. Approved unanimously
- c. Revised edging and JBK proposal, tabled.
- d. Deck drain repair Unit#10, tabled.
- e. Rerroof Unit# 48/49 and 52/53. Motion by Gehrke seconded by Kontas to complete the roofing as proposed, modify the ice guard component to 6 ft. rather than the full section installation and the vent requirements are still(TBD). The final extent of the work will be based on the discovery/investigative approach. Approved unanimously.
- f. ACC Standards and Guidelines. Ongoing.
- g. Awning inspection report. The report will be reviewed by the board.

Jackie Havel was excused from the meeting.

- h. Pool issues. Motion by Gehrke Seconded by Kontas to replace the burned out pump motor with an approx. cost of \$300.00. Approved unanimously. The pool is scheduled to open Saturday May 23, 2009. Depth and caution signs still need to be painted.

Meeting adjourned at 10:58

Respectfully submitted by Norm Kushner secretary.

