

THE HIGLINE CLUB

Board Meeting Minutes for Wednesday July15th. 2009

Board Members Present: Jerry Arndt, Jackie Havel, Norm Kushner, Jack Gehrke, Nick Kontas-arrived at 7pm.

Weststar Management Company Representative Present, Elissa Conger.

Homeowners Present:#2 Audrey Coggeshell, #3 Bruce Jensen, #17 Richard Pfeffer ,#39 Pete Engleken, #40 Debra Chelemes.

HOMEOWNERS FORUM:

- Bruce Jensen# 3 inquired about how the road sealer is holding up. Jerry indicated over all everything is fine, with one or two areas of concern.
- Pete Engleken #39 asked about flood plain status. Elissa confirmed Highline Club is not included in a defined floodplain, and for insurance purposes The Highline Club has a Flood zone "X" designation. Elissa will forward this documentation to Unit#39.
- Audrey Coggeshell #2 inquired what the approved hardware for front entry doors is. The Board responded that there is currently not specific specification that addresses door hardware, but the ACC and the Board are working on establishing some level of specification regarding what is acceptable and what is not.

Meeting called to order by Board President Jerry Arndt at 6:42pm.

Motion by Havel seconded by Gehrke, the minutes of the June17th 2009, Board meeting be approved as presented. Passed unanimously.

COMMITTEE REPORTS:

ACC- No report for this month.

LANDSCAPE-

- Recommendation to the Board to send a non compliance letter to Unit# 49 re weed cleanup within privacy area.
- Hawthorne tree removal in common area behind Unit #16/17 and dead branches in Cottonwood behind Unit# 18/19. Work scheduled the week of August 3rd, 2009.
- Edging replacement by JBK within designated common areas. Once completed Landscape committee confirmed they will purchase bark and refresh these areas.

- Status of letter to 20 home owners regarding recommended tree trimming in enclosed rear yards by Ross Tree Service. Letters will be going out within the week

FINANCIAL REPORT:

Review of financials, indicated they are in order, Jack made note that lighting expenses are running over budget. However this is the first year we have had a lighting company handle our maintenance.

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

MANAGERS REPORT:

- Non Compliance letters –There are several letters pending Board review.

-Action Items list- List has been consolidated / updated as of July 10th, 2009 for Board review.

- Open work orders updated as of July 10th, 2009 for Board review.

-Managements monthly property inspection/checklist completed July 8th, 2009 and submitted by Elissa for Board review.

UNFINISHED BUSINESS:

a. Front Stair Replacement/Repair- Units #17, #51 and #52 are near completion. Work on units #51 and #52 has provided the board with a better understanding of issues found based on original construction. Paint and scrapes to begin Friday July 17th weather permitting.

b. Building Exterior repair and paint project for 2009. Bil Butler has performed a walk through of the community and will forward his report to the Board for their review to assist in determining the scope of the project.

c. Driveway/Pan and asphalt project for 2009- Nick working on bid documents, Elissa to get bids by next Board work session.

d. Gutter/Downspout/Scupper inspection report-Review with Warren and determine which items are most problematic and the highest priority.

e. Clubhouse improvements. Board would like to move on phase one (tile floor in spa area); further investigation of sub floor condition in spa area is needed, to determine scope of repair or replacement.

f. Revised ACC application. Jerry has requested that all Board members have their final comments ready for discussion by next Board work session.

g. Awning Inspection Report. A meeting has been scheduled with Four Seasons Friday July 17th at 9am. Elissa and Jerry to review/compare report findings with Four Seasons. Jerry would like to reconfirm those awnings that are recommended for replacement.

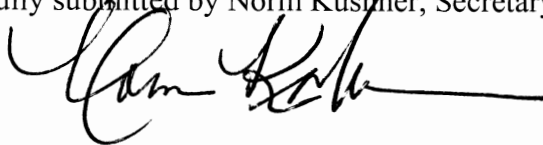
h. ACC Standards and Guidelines. Jerry has requested that all Board members have their final comments ready for discussion by next Board work session.

NEW BUSINESS:

- a. Roof Leaks and Repairs- Motion by Gehrke seconded by Havel, to have an independent home inspector look at roofs on units# 48,49,51 and 52 and advise what next steps to be taken. Precision Property Inspectors contacted, work and materials not to exceed \$ 500.00. Approved unanimously.
- b. Underground Drains- Motion by Gehrke seconded by Havel, to accept proposal from 1st Quality Plumbing for cleanout of underground drains of Unit #'s 11-17. Approved unanimously.
- c. Awning Cleaning Proposal. Cleaning vs. replacement will be discussed with Four Seasons at Friday July 17th meeting,
- d. Gutter Cleaning-Spring and Summer 2009-Motion by Gehrke seconded by Kushner, to accept proposal (which includes minor repairs) from J&P. Passed unanimously.
- e. Building issues verses Maintenance Issues- The Board is reaching out to the Management Company and attorney for further guidance re: HOA versus homeowner property ownership responsibilities.
- f. Additional Items-
ACC Mission Statement. Motion by Gehrke seconded by Kushner, to accept document as edited by the attorney. Passed unanimously.

Meeting adjourned at 9:55pm

Respectfully submitted by Norm Kushner, Secretary.

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