

THE HIGHLINE CLUB

Board Meeting Minutes for Wednesday September 16th, 2009

Board Members Present: Jerry Arndt, Jack Gehrke, Norm Kushner and Nick Kontas,
Board member absent Jackie Havel.

Weststar Management Company Representative Present, Elissa Conger.

Homeowners Present: #2 Audrey Coggeshell, #3 Rebecca Gregg, #39 Pete Engleton and
#43 Hans Schultz.

HOMEOWNER'S FORUM:

-Audrey Coggeshell #2 inquired work on the boarder behind her unit, and to confirm if other work on boarders behind bldg #1 was being done. Audrey also voiced her opinion on porcelain floor being considered as an option in the Spa area. She still feels that the slate is the best option, even in a public/commercial setting.

-Pete Engleton #39 inquired about the status of bollard lens replacements. The Management Company is working on getting a prototype of the lens to be made for those damaged and needing replacement through out the community.

Meeting called to order by Board President Jerry Arndt at 6:37 pm.

Motion by Gehrke seconded by Kontas that Meeting minutes of of August 26th be approved with corrections presented. Passed Unanimously

COMMITTEE REPORTS:

ACC- Nothing to report

LANDSCAPE: Nothing to report.

FINANCIAL REPORT:

Gehrke reviewed Unexpended Budget Report line items and indicated they are in order. Motion by Kushner seconded by Kontas, to approve financials pending audit. Passed unanimously.

MANAGERS REPORT:

-Managements Monthly Property inspection/ checklist completed September 9th, 2009 for Board review.

Landscape Proposals:

-Unit #11 erosion damage, work to be scheduled with JBK.

Roof and gutter proposals:

-Water test for Units 41 and 43. Motion by Gehrke seconded by Kontas to accept proposal from JNP, cost not to exceed \$600.00. Passed Unanimously.

-Unit #8 Deck leak. Motion by Gehrke seconded by Kontas to perform exploratory water test to determine scope of project. Passed Unanimously.

-Unit# 17 Gutter repair. Pending further review /discussion with Warren.

UNFINISHED BUSINESS:

a. Concrete/Driveway/Asphalt repair project. Motion by Gehrke seconded by Kushner to select Brown Brothers to perform concrete work. Brown Brothers will submit final proposal for Board review.

b.Overall gutter repair. Tabled further review by the board in work session

c. Clubhouse improvements. Tabled for further review, board to consider replacement of Spa, Gehrke will look into costs.

d. Awning Repair and replacement. Pending review new frame prototype.

e.2008 Audit draft. Approved.

Items F-I were moved to an executive session, to dicuss legal opinions provided by Associations legal council.

j .Additional items- None

NEW BUSINESS:

a. Additional Tree Request by Homeowners of Unit#38. Pending the submittal of proper Landscape application and advisement by Swingle to tree type best suited for that area.

b. Contractor /vendor operations policy. Pending further Board review.

c. ACC applications pending.

- Unit #59 Satellite dish installation. Motion by Gehrke seconded by Kontas to approve option #2 as stated on the application, with conditions and confirmation on placement of Satellite dish. Passed unanimously.

- Unit #30 Motion by Kushner seconded by Kontas to accept application with conditions, to replace gate in enclosure wall. Passed unanimously.

d. Additional items from the board. None

Board went into Executive session at 9:30pm to discuss legal opinions provided by Associations legal council.

The following items were discussed:

f-Building(owner) issues versus HOA Maintenance

g-Attorney proposals

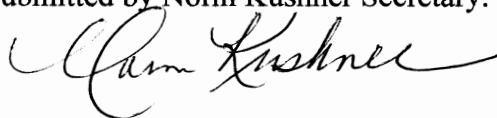
h-Parking Rules

i-Precision Property Inspections Reports- Unit13 and Units48-49 and 52-53.

Board came out of Executive session at 10:16pm

Meeting adjourned at 10:17pm

Respectfully submitted by Norm Kushner Secretary.

A handwritten signature in cursive script, appearing to read "Norm Kushner", written in black ink.