

THE HIGHLINE CLUB

Board Meeting Minutes for Wednesday November 18th, 2009

Board members Present: Jerry Arndt, Jack Gehrke, Norm Kushner. Nick Kontas was not in attendance.

Weststar Management Company Representative present; Elissa Conger

Homeowners Present #3 Bruce Jensen, #13 Jackie Havel, #14 Leo Haas, #15 Diana Stevens, #37 Joe Lucente, #41 Judy Waldo, #43 Hans Schulze, #49 Bill and Victoria Imbach.

HOMEOWNERS FORUM:

Meeting Called to order by Board President Jerry Arndt at 6:35 pm.

Motion by Gehrke seconded by Kushner to approve meeting minutes of October 21st, 2009 as presented. Passed unanimously.

COMMITTEE REPORTS:

ACC- Bil Butler has chosen to step down as committee chairman. The ACC committee will be inactive for the remainder of 2009.

LANDSCAPE-

Committee members will install the holiday decorations on Sunday November 22nd at 9am. Committee members and volunteers will meet at the mail kiosk.

FINANCIAL REPORT-

Gehrke reported financials are in good order going into the remaining months of the year. Motion by Kushner seconded by Gehrke to approve financials pending audit. Passed unanimously.

MANAGERS REPORT-

- Managements Monthly Property Inspection Report completed November 11th, 2009 for Board review.

- Unit #13 Scupper/Collector box and siding repair-. Motion by Kushner seconded by Gehrke to accept proposal, with conditions. Passed unanimously.
- Unit #'s (11-17, 46-50, 51-55) Scupper /Collector box repair-. Motion by Gehrke seconded by Arndt to accept proposal. Passed unanimously.

- Bollard lense prototypes were reviewed by the Board. Proposed lenses need some additional work (predrill holes for screws for attachment to base).
- Unit#41 Roof Repair - Motion by Gehrke seconded by Kushner to accept proposal for inspection for evidence/source of the water intrusion. Based on this assessment, the next steps will be determined. Passed unanimously.
- Unit#52 Roof Repair-Motion by Gehrke seconded by Kushner to accept the proposal for inspection for evidence/source of the water intrusion. Based on this assessment, the next steps will be determined. Passed unanimously.
- Drain Channel clean out in front of Unit's 6-20. Motion by Kushner seconded by Gehrke to accept proposal with conditions/weather concerns. Passed unanimously.
- Unit#38 Deck Repair - Motion by Gherke seconded by Kushner to accept proposal. Passed unanimously.
- Gutter Cleaning- The Board has requested that Management notify home owners of units with trees in the enclosed rear yards. Suggesting to check their gutters/ downspouts and if necessary they should take action to have them cleaned and is their responsibility to do so.
- 2009 Concrete/Asphalt Project- The Board has requested that Management send a project update to the community.
- Swingle Tree trimming- Management will request Swingle to revisit those home owners with enclosed back yards that notified Management they were unhappy with tree trimming.
- Awnings- Project came in under budget Management will contact Four Seasons to add work recommended on Unit#30.
Unit#16 awning damage- Management will contact Four Seasons to check for damage and schedule repair if needed, home owner is responsible for repairs.
- The Board has requested that Management send a reminder to the community, of home owner responsibility and potential damage to awnings when left extended during winter snowfall.
- Unit#29 reported water intrusion .JP roofing found no evidence of water intrusion. Management will follow up with home owner.

UNFINISHED BUSINESS:

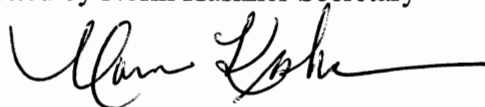
- a. Clubhouse Improvements- The board reviewed the scope document of services and has presented edits to the Management Company.
- b. Precision Inspection Report- Ice Damming- The Board has reviewed the summary of third party report received and is in agreement with their findings. A decision by the Board is pending.
- c. 2010 Budget-Motion by Kushner seconded by Gehrke to accept the budget as presented. Passed unanimously.

NEW BUSINESS:

- a. Insurance Claims- Unit's 13 and 41-The status of the insurance claim related to roof drains was received.
- b. Handrail proposal- There have been 3 proposals received; tabled due to budget constraints.
- c. Gutter Cleaning- Motion by Kushner seconded by Gehrke to add an additional gutter cleaning, in addition to the standard semi-annual gutter cleaning for heavy leaf drop areas. The Management Company has been directed to schedule work immediately.
- d. Late fee waive request- Fee was waived due to clerical error at homeowners bank.
- e. Board Resignation- Motion by Gehrke seconded by Kushner to accept resignation by Jackie Havel from the Board of Directors of the Highline club as presented. Passed unanimously.

Meeting Adjourned at 11:13pm

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.