

THE HIGHLINE CLUB

Board Meeting Minutes for Wednesday December 16th, 2009

Board members present: Jerry Arndt, Jack Gehrke, Norm Kushner, Nick Kontas arrived at 6:50p.m.

Weststar Management Company Representative present, Elissa Conger

Homeowners Present: #3 Rebecca Gregg, #13 Jackie Havel, #15 Diana Stevens, #39 Pete Engleton, #41 Judy Waldo, #43 Hans Schultz.

HOMEOWNERS FORUM:

Diana Stevens #15 requested clarification on the term "construction" as it pertains to construction verses HOA maintenance responsibilities. Using decks, driveways and stairs as an example.

Meeting called to order by Board President Jerry Arndt at 7:05 p.m.

Motion by Gehrke seconded by Kontas to approve meeting minutes of November 18th, 2009 as presented. Passed Unanimously.

COMMITTEE REPORTS:

ACC-Nothing to report, committee will be inactive for the remainder of 2009.

LANDSCAPE: The Board would like to thank the landscape committee and community volunteers for their efforts in putting up this year's holiday decorations at the entry island and mail kiosk.

FINANCIAL REPORT:

Gehrke reported financials are remaining in good condition going into December. Motion by Gehrke seconded by Kontas to approve financials pending audit. Passed unanimously.

MANAGERS REPORT:

- Management Monthly Property Inspection/checklist completed December 9th, 2009 for Board review.
- Community Correspondence drafts on gutter cleaning and Irrigation lines and heads. Board reviewed and made revisions to Management Company.
- Collector box identification and summary from J&P roofing, first collector box /downspout prototype was installed on Unit#41, may require modification.

- Unit #2 gutter and downspout alterations. Letter dated November 25, 2009 has been sent out to homeowner stating Board's position and Homeowners options for their review. Revised proposals from J&P have been sent to the homeowner as well.
- Unit #8 Garage leak. Leak was successfully dealt with. The homeowner did not like the look of the permanent patches (black) and requested that the entire upper deck membrane be replaced. This request was tabled, due to the need for an additive proposal from J&P. This request is purely aesthetic in nature not functional.

UNFINISHED BUSINESS:

- Clubhouse improvements- Spa floor improvements .Work out for bid.
- Ice Damming- Board had requested review and opinion from legal ^{counsel} council, regarding the allocation of maintenance responsibility and allocation of cost, to address ice dam issues on certain North facing units. Information and various reports from professionals have been reviewed as well. Motion by Kontas seconded by Kushner, that the information received and reviewed on ice damming is not a maintenance responsibility or duty of the HOA. Management shall distribute this information and the legal council's review and opinion, to the homeowners for feedback and input prior to the final/formal action on this matter. Passed unanimously.
- Insurance claim-Unit #'s 13 and 41. Travelers has confirmed the receipt of Claim for water damage. Preliminary reports were received from Bluesky Restoration. Management is requesting breakdown of costs per unit.
- Board has asked Management to set up a date for an informal question and answer (Q&A) session prior to the annual meeting) with our insurance agent, attorney and the community to better address and answer insurance coverage concerns and responsibility.

NEW BUSINESS:

- JBK Landscape contract renewal. Motion by Gehrke seconded by Kushner to accept the contract renewal with modifications. Passed unanimously.
Board asked management to request a bid to add 1 late fall and 1 spring property policing.
- Annual meeting mailing notification. The date/time of January 27th, 2010 at 6:30pm has been set for the annual meeting to take place at the Hamilton Middle school. Notification with revisions to be sent to the community by Elissa.

Meeting Adjourned at 10:04pm

Respectfully Submitted by Norm Kushner Secretary.