

HIGH LINE VILLAS HOA BOARD OF DIRECTORS' MEETING

TUESDAY, JANUARY 17, 2006

CALL TO ORDER

7:05 P.M.

ROLL CALL

MITCH POWELL, MANAGER	DAVID GOODMAN, BOARD MEMBER	<u>ABSENT</u>
PAM EDWARDS, VICE PRESIDENT	SUSAN LACKNER, BOARD MEMBER	JANE
BRIMMER, PRESIDENT		
BURT LEVY, TREASURER	DON TAUTZ, BOARD MEMBER	
NANCY HOEHN, SECRETARY		

APPROVAL OF MINUTES

MINUTES FOR THE DECEMBER 15, 2005, BOARD OF DIRECTORS' MEETING WERE SUBMITTED FOR APPROVAL. MSCU

HOMEOWNER COMMUNICATION

ARCHIE WAINWRIGHT WAS PRESENT. HIS QUESTIONS ABOUT THE INSURANCE CHANGE WERE ANSWERED.

FINANCIAL REVIEW

- **THE FINANCIALS WERE SUBMITTED FOR REVIEW. THE WATER BILLS FOR UNIT D [COONEY] AND UNIT 18 [BEICH] REMAIN HIGHER THAN THE REST OF THE COMPLEX. THIS WILL BE LOOKED AT AGAIN AT THE NEXT WATERING BILLING CYCLE. MSCU**
- **2006 BUSINESS PLAN TO BE FINALIZED. AS JANE WAS ABSENT, THE 2006 BUSINESS PLAN WAS NOT PRESENTED. HOWEVER, THE RESURFACING OF THE TENNIS COURTS WAS TABLED UNTIL THE STREETS ARE DONE IN 2-3 YEARS AS NO COMPANY WILL GUARANTEE THEIR WORK WITHOUT A NEW BASE BEING POURED. THIS WILL BE PAID FOR OUT OF THE RESERVE ACCOUNT AND \$10,000.00 WAS MOVED TO THE RESERVE ACCOUNT AND DESIGNATED FOR THE TENNIS COURTS.**
- **2006 RESERVE ANALYSIS TO BE FINALIZED. AS JANE WAS ABSENT, THE 2006 RESERVE ANALYSIS WAS NOT PRESENTED.**
- **MITCH IS SENDING A LETTER TOMORROW WITH A STATEMENT OF THE FINAL INSTALLMENT OF THE SPECIAL ASSESSMENT OF \$1087.00 FOR EACH UNIT. THE PAYMENT IS DUE FEBRUARY 01, 2006.**

COMMITTEE REPORTS AND RECOMMENDATIONS

- **INSURANCE**

***REPORT ON HOMEOWNERS WHO HAVE AND HAVE NOT FILED INSURANCE COVERAGE PAPERS WITH THE HOA. SIX HOMEOWNERS HAVE FILED CORRECT INSURANCE PAPERS WITH THE ASSOCIATION. MITCH IS SENDING A LETTER TOMORROW WITH A JANUARY 30, 2006, DEADLINE FOR HAVING THE PAPERS TO HIM. AFTER THAT TIME, THE ASSOCIATION WILL PLACE COVERAGE ON THE REMAINING HOMES. A TELEPHONE COMMITTEE OF NANCY HOEHN, SUSAN LACKNER, BURT LEVY AND DON TAUTZ WAS FORMED TO CALL THOSE WHO DO NOT HAVE THEIR PAPERS TO MITCH BY THURSDAY, JANUARY 26, 2006, TO OFFER ASSISTANCE IN COMPLETING THE PROCESS.**

***REVIEW AND VOTE ON QUOTES FROM 3 INSURANCE AGENCIES FOR COMMON AREA COVERAGE. MITCH DID NOT HAVE ANY QUOTES. HE WILL GET THREE QUOTES FROM BOTH THE VAN GILDER AGENCY AND THE DENVER AGENCY.**

- **LANDSCAPE**

***JANE TO REPORT ON MEETING WITH RANCE AND OUTLINE PRIORITIES FOR THIS YEAR. DUE TO HER ABSENCE, JANE DID NOT PRESENT THIS REPORT. HOWEVER, IT IS THE UNDERSTANDING OF THE BOARD THAT THE FINAL MEETING WITH RANCE HAS NOT TAKEN PLACE FOR THE PURPOSE OF DRAWING A DIAGRAM OF THE SPRINKLER SYSTEM. JANE WILL BE ASKED TO COMPLETE THIS PROJECT BY THE FEBRUARY MEETING.**

***WINTER WATERING OF NEW PLANTINGS. MITCH WILL SEND BOB MILLER EVERY OTHER WEEK TO WATER NEW PLANTINGS, PROVIDING WE CONTINUE TO HAVE DECREASED MOISTURE BOB MILLER WILL ALSO PICK UP TRASH AROUND THE COMPLEX AT THE SAME TIME.**

***PAM TO MAKE A VERY LARGE COPY OF THE PLATT MAP FOR JANE.. PAM WILL HAVE THESE COPIES MADE PROMPTLY.**

OLD BUSINESS

- **PAM TO GIVE JANE A MAP OF SEWER SYSTEM. PAM WILL DO THIS PROMPTLY AS THIS IS TO GO INTO THE PROPERTY BOOK.**
- **MITCH TO REPORT ON THE RESOLUTION OF PROBLEM WITH LIGHTS BY MAIL BOXES + PROBLEM WITH LIGHTS AT ENTRANCE + PLACING OF SNOW MARKERS. COMPLETED.**
- **JANE TO REPORT ON THE PROJECT OF \$100.00 THAT WAS APPROVED TO HIRE ELISEO TO WRAP THE TREES AND CLEAN THE LEFT-OVER CONCRETE AROUND THE NEW FENCE. THE TREES HAVE BEEN WRAPPED. IT IS UNKNOWN IF THE LEFT-OVER CONCRETE WAS PICKED UP AROUND THE NEW FENCE.**
- **FORM A COMMITTEE TO DEVELOP A PROPERTY BOOK. JANE, PAM AND NANCY WILL MEET TO PUT TOGETHER A PROPERTY BOOK AND A HOMEOWNER'S MANUAL. IN ADDITION, 1.]FINAL PASSAGE OF SUPPORTING DOCUMENTS WILL BE DONE AT THE FEBRUARY MEETING, 2.]THE FINAL DRAFT**

WILL BE SENT TO ALL HOMEOWNERS WITH A LETTER ASKING FOR INPUT,
3.]THE DOCUMENTS WILL BE ADOPTED AT THE MARCH MEETING, 4.]THE
DOCUMENTS WILL BE INCLUDED IN THE HOMEOWNER'S MANUAL.

NEW BUSINESS

- **DISCUSSION OF BOARD OR LANDSCAPE COMMITTEE INTERVIEWING LANDSCAPE BIDDERS. MITCH PRESENTED BIDS FROM VALLEY CREST [\$19,400.00], LAND TECH [\$18,720.00] AND GROUND MASTERS [\$15,470.61]. MITCH WILL GET A BID FROM OUTDOOR LEGACY AND NANCY WILL GET A BID FROM THE COMPANY DOING LANDSCAPING FOR CCIII. THE DECISION WILL BE MADE AT THE FEBRUARY MEETING AND THE LANDSCAPE COMMITTEE WILL SIT DOWN WITH THE CONTRACTOR TO MAKE SURE THERE IS UNDERSTANDING OF THE HLV EXPECTATIONS OF THE CONTRACTOR.**
- **MITCH WAS ASKED TO SEND A LETTER TO #13 [BADER] ADDRESSING THE PAINTING OF THEIR NEW FENCE AND THE STONE WORK AROUND THE TREE IN THE FRONT.**
- **MITCH WAS ASKED TO CONTACT THE REAL ESTATE AGENT WHO HAS THE LISTING FOR THE UNIT IN COTTONWOODS AND ASK HIM TO MOVE THE FOR SALE SIGN FROM THE HLV SIDE TO THE COTTONWOODS SIDE ON QUEBEC STREET.**

CHECK SIGNING

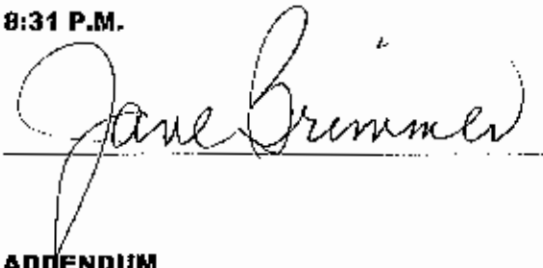
ALL CHECKS WERE REVIEWED AND SIGNED.

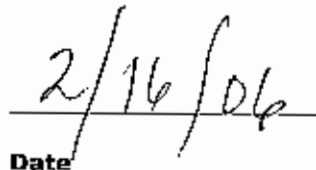
NEXT MEETING

TUESDAY, FEBRUARY 14, 2006, 7:00P.M. #3 [HOEHN] BECAUSE THE MEETING IS SCHEDULED FOR VALENTINE'S DAY, IT WAS DECIDED TO MEET ON ANOTHER DAY. THURSDAY, FEBRUARY 16, 2006, AT 7:00P.M. #3 [HOEHN] WAS CHOSEN PENDING CONFIRMATION FROM JANE THAT SHE IS AVAILABLE ON THAT DATE.

ADJOURNMENT

8:31 P.M.




Date

ADDENDUM

Jane, Pam, and Nancy sent e-mail confirmations. David, Don, Burt, and Susan called in their approval of hiring Quest Environmental for up to \$1500 to handle sewage spill at High Line Canal.