

HIGH LINE VILLAS HOA BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, FEBRUARY 16, 2006

CALL TO ORDER

7:10 P.M.

ROLL CALL

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

APPROVAL OF MINUTES

MINUTES FOR THE TUESDAY, JANUARY 17, 2006 MEETING WERE SUBMITTED FOR APPROVAL. MSCU

HOMEOWNER COMMUNICATION

HERB AND CONNIE BEICH AND DOUG BRIMMER WERE PRESENT.

FINANCIAL REVIEW

- FINANCIAL STATEMENTS TO BE REVIEWED. MSCU
- REPORT ON STATUS OF FINAL INSTALLMENT OF THE SPECIAL ASSESSMENT. ALL ASSESSMENTS ARE PAID OR WILL SOON BE AS ARRANGED WITH MITCH.
- 2006 BUSINESS PLAN TO BE FINALIZED. MSCU
- 2006 RESERVE ANALYSIS TO BE FINALIZED. PRESENTED BY JANE WITH RECOMMENDATIONS. ***THE BOARD THANKED JANE SINCERELY FOR ALL HER EFFORTS AND WORK ON THIS AND OTHER DOCUMENTS.***
- DISCUSS PARTY REIMBURSEMENT. A MOTION WAS MADE TO HAVE THE ASSOCIATION REIMBURSE SUSAN \$286.00 FOR THE BRIMMER FAREWELL PARTY. MSCU

COMMITTEE REPORTS AND RECOMMENDATIONS

• **INSURANCE**

*REPORT ON STATUS OF HOMEOWNERS WHO HAVE AND HAVE NOT FILED INSURANCE COVERAGE PAPERS WITH THE HOA.

ALL HOMEOWNERS HAVE INSURANCE IN PLACE AND DOCUMENTS FILED WITH MITCH. MITCH WILL FOLLOW UP ON DETAILS.

*REVIEW AND VOTE ON QUOTES FROM 2 INSURANCE AGENCIES FOR COMMON AREA COVERAGE. A MOTION WAS MADE TO

ACCEPT THE \$1418.00 BID FROM THE HARTFORD INSURANCE COMPANY.
MSCU

• **LANDSCAPE**

*JANE TO REPORT ON MEETING WITH RANCE AND OUTLINE PRIORITIES FOR THIS YEAR. JANE PRESENTED A SCHEMATIC

OF THE SPRINKLER SYSTEM SHE DEVELOPED WITH RANCE.

*WINTER WATERING OF NEW PLANTINGS. MITCH WILL REPORT OF BOB MILLER SCHEDULE. BOB MILLER WILL POLICE THE GROUNDS

AND WATER NEW PLANTINGS, AS NEEDED, EVERY OTHER WEEK.

*PAM TO MAKE A VERY LARGE COPY OF THE PLATT MAP FOR JANE.
COMPLETED

OLD BUSINESS

- PAM TO GIVE JANE A MAP OF SEWER SYSTEM. PAM WILL HOLD TO INCLUDE IN PROPERTY BOOK.
- 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. PROJECT COMPLETE
- FORM A COMMITTEE TO DEVELOP A PROPERTY BOOK. 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 MARCH 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 APRIL MEETING, 4.]THE DOCUMENTS WILL BE INCLUDED IN THE HOMEOWNER'S MANUAL.
- DISCUSS THE DEVELOPMENT OF A PLAN TO FIX WOODPECKER HOLES. WILL DOUG BRIMMER BE AVAILABLE TO ASSIST WITH THIS PROJECT? TO BE PART OF PROPERTY BOOK. DOUG WILL WRITE THE PROTOCOL.
- NEW LIGHTS AT #7 [MC CARTY] MITCH WILL INVESTIGATE SMALLER AND/OR "WARMER" BULBS AND PRESENT RECOMMENDATIONS AT NEXT BOARD MEETING.

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 [MARCAN] DOING LANDSCAPING FOR CCHL. THE DECISION WILL BE MADE AT THE MARCH MEETING AND THE LANDSCAPE

COMMITTEE WILL SIT DOWN WITH THE CONTRACTOR TO MAKE SURE THERE IS UNDERSTANDING OF THE HLV EXPECTATIONS OF THE CONTRACTOR. ADDITIONAL CONTRACTS WERE PRESENTED FROM CO-CAL \$18,096.00; OUTDOOR LEGACY 18,976.00 AND MARCAN \$19,120.00. CONNIE BEICH AGREED TO JOIN THE LANDSCAPE COMMITTEE. THEY WILL MEET BEFORE THE MARCH MEETING TO MAKE RECOMMENDATIONS.

- 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. FOLLOW UP REPORT NEEDED. WHEN THE WEATHER PERMITS, DOUG WILL PAINT THE FENCE. BOB MILLER WILL LEVEL OFF THE STONE WORK AROUND THE TREE, TAKE IT DOWN ONE LEVEL AND PLACE THE REMOVED STONES BETWEEN UNIT #6 [MOSTELLAR] AND UNIT #7 [MC CARTY] TO USE FOR THE WALKWAY BETWEEN THE UNITS. HE WILL, ALSO, PLACE WEED BARRIER AND MULCH AROUND THE TREE.
- 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. FOLLOW UP REPORT NEEDED. COMPLETE
- MITCH TO REPORT ON STATUS OF SEWER PROBLEM WHICH OCCURRED IN EARLY FEBRUARY BEHIND #18 [BEICH] AND PRESENT SOLUTIONS FOR DISCUSSION.
 - * QUEST ENVIRONMENTAL WILL NOTIFY APPROPRIATE AUTHORITIES.
 - * TRAVELERS INSURANCE WILL SEND CLAIMS ADJUSTOR. IF APPROVED, THERE WILL BE NO DEDUCTABLE.
 - * WHEN ALL WORK IS COMPLETE. WE WILL LOOK INTO QUIT CLAIM DEEDING THE MAIN SEWER LINE TO THE CITY FROM #10 [ROSENBERG] TO THE MAN HOLE ACROSS THE CANAL.
- MAILBOX BID. A MOTION WAS MADE TO ACCEPT THE \$1588.20 [DELIVERED] BID FOR A NEW MAIL BOX AND TO HAVE BOB MILLER INSTALL IT. MSCU
- THE BOARD CONGRATULATED MITCH FOR THE HONOR OF HIS ASSOCIATION, SABLE COVE, RECEIVING THE ASSOCIATION OF THE YEAR AWARD.
- JANE'S RESIGNATION. AS SHE IS MOVING TO AUSTRALIA, JANE PRESENTED HER RESIGNATION LETTER. THE BOARD ACCEPTED IT WITH DEEP REGRET AND AGAIN THANKED HER FOR HER MANY, MANY HOURS OF TIRELESS AND DEDICATED WORK FOR HLV. PAM WAS ELECTED PRESIDENT AND DON WAS ELECTED VICE PRESIDENT.

CHECK SIGNING

ALL CHECKS WERE REVIEWED AND SIGNED.

NEXT MEETING

TUESDAY, March 14, 2006, 7:00P.M. #3 [HOEHN]

ADJOURNMENT

9:00 P.M.

Sam Edwards 3/14/06
SIGNATURE DATE