

# **HIGH LINE VILLAS HOA BOARD OF DIRECTORS' MINUTES**

**TUESDAY, MARCH 14, 2006**

## **CALL TO ORDER**

**7:05 P.M.**

## **ROLL CALL**

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

## **APPROVAL OF MINUTES**

**MINUTES FOR THE THURSDAY, FEBRUARY 16, 2006 MEETING WERE SUBMITTED FOR APPROVAL. MSCU**

## **HOMEOWNER COMMUNICATION**

**CONNIE BEICH AND DOUG BRIMMER WERE PRESENT.**

## **FINANCIAL REVIEW**

- **FINANCIAL STATEMENTS WERE REVIEWED.**
- **REPORT ON STATUS OF FINAL INSTALLMENT OF THE SPECIAL ASSESSMENT WAS MADE.**

## **COMMITTEE REPORTS AND RECOMMENDATIONS**

- **INSURANCE**

**\*REPORT ON STATUS OF FINAL DETAILS OF FILED INSURANCE COVERAGE PAPERS WITH THE HOA.**

**THE CORRECT PAPERS FROM #D [COONEY] ARE NOT YET ON FILE. MITCH WILL FOLLOW UP.**

- **LANDSCAPE**

**\*REPORT ON LANDSCAPE COMMITTEE MEETING WITH RECOMMENDATIONS TO THE BOARD FOR A LANDSCAPE CONTRACTOR FOR 2006.**

**THE LANDSCAPE COMMITTEE RECOMMENDED THAT WE ACCEPT THE CONTRACT FROM OUTDOOR LEGACY FOR \$18,976.00. MSCU**

**THE CONTRACT WITH GROUND MASTERS WAS NOT RENEWED DUE TO SERVICE ISSUES FROM THE PREVIOUS YEAR.**

**\*SCHEDULE MEETING WITH LANDSCAPE CONTRACTOR TO OUTLINE HLV EXPECTATIONS.**

**A LANDSCAPE COMMITTEE MEETING WAS SCHEDULED FOR SUNDAY, APRIL 9 AT 2:00 P.M. AT #3 [HOEHN].**

**OLD BUSINESS**

- **FORM A COMMITTEE TO DEVELOP A PROPERTY BOOK. PAM AND NANCY WILL REPORT ON STATUS OF PROPERTY BOOK AND HOMEOWNER'S MANUAL. THE FOREMAT AND OUTLINE FOR THE CONTENTS FOR BOOK BOOKS ARE COMPLETE. MITCH IS COPYING SOME INFORMATION TO DISC IN ORDER TO FACILITATE THE PROCESS.**
- **1.]FINAL PASSAGE OF SUPPORTING DOCUMENTS 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 MANUEL. IT IS NOT NECESSARY TO SUBMIT THESE DOCUMENTS TO THE HOMEOWNERS; THEREFORE, THE FOLLOWING DOCUMENTS WERE SUBMITTED FOR APPROVAL. MSCU**

--Bylaws, Rules & Regulations, Record retention, information and disclosure, Architectural review process & guidelines, Education policy, Conflict of interest policy, Buyer/seller disclosure policy.

- **DISCUSS THE DEVELOPMENT OF A PLAN TO FIX WOODPECKER HOLES. DOUG WILL WRITE THE PROTOCOL. NEED UPDATE. DOUG DOES NOT HAVE TIME TO ADDRESS THE WOODPECKER HOLES. MITCH WILL ASK RICH SCHULLER TO SUBMIT HIS METHOD FOR INCLUSION IN THE HOMEOWNER'S MANUEL WHICH WILL THEN BE THE APPROVED METHOD OF REPAIR OR THE USE OF HARDEE BOARD.**
- **NEW LIGHTS AT #7 [MC CARTY] MITCH WILL INVESTIGATE SMALLER AND/OR "WARMER" BULBS AND PRESENT RECOMMENDATIONS AT NEXT BOARD MEETING. NEED UPDATE. MITCH WILL HAVE REPORT IN APRIL.**
- **MITCH TO REPORT ON STATUS OF CANAL CLEAN UP. THE PROCESS IS NOT YET COMPLETE. MITCH WILL KEEP THE BOARD APTISED OF THE PROGRESS.**
- **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 NEED UPDATE. THE MAILBOX WILL BE ORDERED TOMORROW.**
- **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. 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. NEED UPDATE. MITCH WILL DELIVER WEED BARRIER AND MULCH TO DOUG TOMORROW. DOUG WILL HAVE ELISEO DO THE STONES AND PLACE THE WEED BARRIER AND MULCH.**

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**NEW BUSINESS**

- THE POOL WILL OPEN MAY 13, 2006.
- CONNIE WILL ORGANIZE A POOL CLEAN-UP AND PLANTING PARTY.
- BOB MILLER WILL BE ASKED TO PAINT THE POOL HOUSE.

**CHECK SIGNING**

**ALL CHECKS WERE REVIEWED AND SIGNED.**

- THE CHECK FOR THE UMBRELLA POLICY WILL NOT BE MAILED UNTIL APRIL.
- CONNIE WAS ASKED TO HAVE DENVER WATER COME OUT AND CHECK FOR LEAKS IN HER HOME.
- MITCH WAS ASKED TO CONTACT #D [COONEY] TO HAVE DENVER WATER COME OUT AND CHECK FOR LEAKS IN HIS HOME.

**NEXT MEETING**

**TUESDAY, APRIL 11, 2006, 7:00P.M. #3 [HOEHN]**

**ADJOURNMENT**

**8:55 P.M.**

Nancy R. Hehn

04/11/2006  
DATE