Special Assessment???ROOFS AT HIGHLINE MEADOWS MINUTES FROM PAST 1 Years May 13, 2010-Board of "**Directors Knew Roofs were bad in Feburay 1995"**

HIGHLINE MEADOWS CONDO ASSOCIATION
Board MeetingJanuary 14, 2009
Replacement of RoofThe Board began review of proposals for replacement of the
building 130 roof. After discussion, the Board tabled a decision until the February meeting
pending more information..
HIGHLINE MEADOWS CONDO ASSOCIATION
Board MeetingFebruary 11,2009
Replacement of Building 130 Roof The Board reviewed the proposals. After
discussion, the Board rejected the proposals advising that there were roofs in much worse
condition that needed replacement and advised that they will start replacement with the
worst roof first.
HIGHLINE MEADOWS CONDO ASSOCIATION
Board MeetingMay 13, 2009
130HC303The Board reviewed homeowners request to address the roofs. After
discussion, the Board requested TMMC respond advising that when sufficient funds are
available or delinquencies are down to allow for a loan, the roofs will be addressed.
HICHLINE MEADOWS CONDO ASSOCIATION
Board MeetingJuly 8, 2009

a. **Roofing**—The Board discussed the ongoing roof issues within the Association. TMMC informed the Board that Alpine is still trying to determine if there is way to obtain financing without going through a bank.

Special Assessment???ROOFS AT HIGHLINE MEADOWS MINUTES FROM PAST 1 Years May 13, 2010-Board of "**Directors Knew Roofs were bad in Feburay 1995"**

HIGHLINE MEADOWS CONDO ASSOCIATION
Board MeetingAugust 12, 2009

Alpine Roof AnalysisThe Board began review of the roof analysis provided by Alpine.
After discussion, the Board tabled action on this item until each member could further
review,

HIGHLINE MEADOWS CONDO ASSOCIATION
Board MeetingSeptember 9,2009

Alpine Roof AnalysisThe Board began discussions on the roof analysis. After
discussion, the Board requested further clarification on some items in the analysis.

HIGHLINE MEADOWS CONDO ASSOCIATION
Board Meeting—October 14, 2009

e. Alpine Roof Analysis—Tabled.

HIGHLINE MEADOWS CONDO ASSOCIATION
Board Meeting—November 11, 2009

e. Alpine Roof Analysis—The Board tabled review until the January, 2010 meeting.

Guest Speaker—Alpine Roofing was present to discuss the roofing concerns of the community with the Board. The Board and Alpine also discussed the slope and drainage of the roofs. After extensive discussion, it was agreed by the Board that Alpine Roofing will replace the roof of townhomes 409 and 411 as well as townhome eighplex 355–369 in the spring of 2010.

Special Assessment???ROOFS AT HIGHLINE MEADOWS MINUTES FROM PAST 1 Years May 13, 2010-Board of "**Directors Knew Roofs were bad in Feburay 1995"**

HIGHLINE MEADOWS CONDO ASSOCIATION
Board Meeting—March 10, 2010

j. **Proposal Review for Roofing of Building 130 and half of 209**—The Board reviewed the proposal from Alpine Roofing to install a new roof on building 130 and half of 209. After discussion, the Board tabled action on this item to include in a discussion for a Special Assessment.

Highline Meadows Condo Assoc
Profit & Loss Budget Overview
July 2000 through June 2001

Condo Exterior Maintenance	
Balcony	660.00
Roof	64,080.00
Condo Exterior Maintenance - Other	7,200.00
Total Condo Exterior Maintenance	71,940.00

I also found a article in the February 1995 Newsletter that claims that the roofs were leaking and that they had a plan for new roofs. Please see attached. I also found that Building 140 Had a RE- Roof put on in April 1995-Please also see attached.

Special Assessment???ROOFS AT HIGHLINE MEADOWS MINUTES FROM PAST 1 Years May 13, 2010-Board of "**Directors Knew Roofs were bad in Feburay 1995"**

ATTENTION HIGHLINE RESIDENTS



The Board of Directors request that the parents of Highline Meadows insure their children respect the residents and the neighborhood. Please do not allow children to run up and down the stairs and hallways of our condo buildings. Residents have submitted complaints of noise and mischief. Children are not allowed to utilize any trash dumpsters as a playground. Injuries may be sustained by jumping in or out of the dumpsters, or from dangerous materials in the trash (razor blades, poisons, nails/building materials, needles, etc.)Children playing in the court yard are asked not to play in the trash dumpsters. We are finding too much trash in these court yards once the children are finished playing in the evening.

If you have any questions or problems regarding this matter please direct them to the office number 798-4677.

Committee Volunteers

Residents please help us. Due to the numerous activities the board is overseeing we need your help with possible committees. If you are interested in chairing or participating in a particular committee, please contact the office at 798-4677.

Insurance

If for any reason you have an insurance issue or need some help regarding the Highline Meadow's liability insurance, please contact Dean Writer at 321-7700, ask for B.J.

NEW ROOFS

Dave Brown, member at large, is seeking bids for our roof replacement. A new roofing material out on the market allows for a slope to be added to these flat roofs, essentially eliminating standing water and subsequent leaks and damages. All condo and townhome roofs will have to be evaluated and scheduled for repair according to priority. While still in the research process to solve these leak problems, action is being taken to find the most effective solutions to the current damages. Re-roofing will be done building by building in sequence of worst to least damaged. This project will be ongoing for several months once started.

Please report all roof and ceiling leaks immediately. Patching and cosmetic repairs will be made immediately to insure the least amount of damages and inconvenience to your property.

SUCCESS

The Board of Directors want to thank every resident that stopped by to visit with us and discuss any concerns they might have had. The open house was a success, and we hope to have another one soon. Thank you for your attendance.

OFFICE HOURS

Monday	8:00 AM to 12:00 PM
Tuesday	Closed
Wednesday	8:00 AM to 12:00 PM
Thursday	1:00 PM to 9:00 PM
Friday	8:00 AM to 12:00 PM
Saturday & Sunday	Closed