

Annual Meeting 2010 at Highline Meadows

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TMMC Handles Puppet Board by keeping the Strings tied and Controlling the meeting On August 17 at 7:00pm

“Some Board Members fly the Coop”

On a hot evening as the sun went down the people of Highline Meadows entered the Church to attend the meeting of the Highline Meadows Condo Association.

As folks entered, and signed there owner information in, proxies for voting were handed over. One organized group of owners who represents the Highline Meadows Reclamation Project (RC's) handed in **18 Proxies** electing there Board of Director Candidate (BODC) for an open position on the Board of Directors.

Flyer's were handed out by the Reclamation project (RC's) volunteers to the small group of 35 to 40 homeowners present at the meeting.

From the start of the meeting, it was clear that the Board of Directors were nervous and sitting quietly, allowing TMMC, to control virtually the whole meeting. She answered most every question, with the exception of two blow ups, by the President and the Newly elected Member at Large.

The Usual, shouting at members, from the Secretary was also heard, but for the most part, this board was **easily being controlled by TMMC and it showed!** “She had the Puppet strings tied”!

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Only Approx 23 vote proxies and about 40 owners were present as the official meeting was ended and a general meeting opened. We did not reach the 151 required quorum.

Hindman Sanchez, the attorney was present for the meeting.

A slide show was presented by TMMC, as the question of “why we are paying the Maintenance men executive salary's came up” by a Reclamation Project Member (RC) with proper certifications, and why “almost twice as many jobs where being sent to third part vendors”? “**161” of these jobs** went to these 3rd party vendors relating to; pool, plumbing, drains, paint, porches, electrical, pond, lift station, Roofs, landscape, HVAC etc.

As usual, TMMC explained that the “*maintenance personnel cannot be everywhere*” and that “they would require special tools”. It was also found that one of the maintenance personnel possesses some sort of “removal certifications” ...most likely dealing with Asbestos's. There was no mention of the Certification's that the other well payed maintenance man has, since he is making well over 60K – 70K per year. Also, it was not discussed that many of these special tools needed could be “**cheaply rented**” two miles down the road **for most jobs** the vendors where doing.

The President would not answer why we are paying 120K + executive salaries, but the Maintenance man did point out had lived at the complex for 3 years and been on board for 7 years.

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As the slide show went on, many people in the room had question's relating to the complex. At one point, TMMC questioned "the knowledge " of the Roof Repair cost for the last 4 years to Reclamation Person (RC) representative. He said "I guess about 40K" as people in the room laughed. Then she explain, that it cost was over **146K from 2006** to the present at which the RC responded " So you folks wasted 146K on "***substandard repairs***" and that the roofs were "***being fixed incorrectly with tar***" and that "***they would all leak again***" (verified by Mike Dewitt with Owens Corning-Roof Manufacturer) because he has encountered **over 13** reoccurring leaks after repairs in his own unit and that they were "***throwing there money away!***"

At this point, The Secretary got up, in a emotional voice, and exclaimed "What were we supposed to do!... We didn't know they were using that to fix the roofs".

As the meeting went on, at one point the Board Member at Large (BMAL) shouted out to the RC member "***What proof do you have that this place is going into condemnation***", at which the RC explained , "he did not know what he was talking about. At this the BMAL held up the handout by the RC representatives (18) at the meeting and said "right here it says we are going into condemnation....How do you know this???" "**Is this "Yours"**!., at which the RC said that is a "community group effort"

At this, the RC explained that "the structure of the property had not been properly evaluated, and that the board and city had several chances to inspect the roofs, structure and porches

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to insure the “**safety of this community**” At this, the BMAL stated the “same thing” at which many of the people including our Candidate for the Board (BODC) firmly stated, “ **THAT IS NOT WHAT IT SAYS**”, as the Board member (BMAL) was *visibly getting upset* about the answer and “continued ranting” on...

Finally, there was clarification that the questions to the board stated the following; (From Hand Out)

14) Does the Board have any plans for condemnation if the city comes in and declares this complex condemned?”

Now as you can see the question relates to “if”, so the Board member got very excited over nothing. Unless “it” happens.

The meeting went on, as the financial were presented. TMMC appeared to explain to our Board of Director Candidate (BODC) at the meeting that information had been presented on the budget **by person who did not understand it** and attempted to convince him that when the budget numbers are sent to the Auditors like, Dix and Barrett, that they use a worksheet to find a difference, and then after that audit those difference are then updated to the old budget numbers presented.

At This, the Candidate that served on the Board as Vice president for a year (BODC) and just resigned recently said “ **No, that's not true**”. He also explained that he had “Significant background working in accounting as a auditor and understood it clearly. At this, the RC got up to showed the actual original numbers report which clearly showed a 376K difference between the budget financial numbers ending June

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of 2008 to the Approved Budget by the Board dated 2010.

The RC explained that these numbers varied as much as 99K in some categorizes, and as much as 2K in others, and all in between, throughout the budget. At This, TMMC explained that “The numbers you are looking at are for the calender years of 2008”. The RC explained that the monthly ***Meeting of February 2008 clearly show that the board wanted to start to go to a calender year of budgeting***” (recommended by the auditors) Another words...this could start in July of 2008 as the calendar year.

It was obvious at this point the Board President was getting heated as the “BOCD” got up and Explained “OK, this is my two minutes, as he explained, that this Budget variance information for 2008 was given to the board prior to this meeting and that he never heard from the board as was discussed with TMMC.

He explained that the the Board was supposed to meet with the RC member to review his findings, which never happened, and that the board never went into Mediation with the RC. At this “The President” Firmly said that *“this was incorrect”* and that the RC said, He *“did want to Mediate”*, and sent a letter explaining that. The “BOCD” then said that “does not matter” At this point the “BOCD” costively said to the president, Alan Saval ***“you don't understand”*** and got up in disgust and left the meeting.

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The view point as reviewed “after the meeting” from several owners was that this ***“It was obvious that this current board of directors has no intentions or concerns about the numbers in the budget and have allowed TMMC to control the books. It is obvious they do not want to discuss any potential errors or omissions”***

As the meeting went on, other members of community, as well as, RC members, presented question's from everything from the Landscape, grass dying, to the Fences and ground looking ***ghetto like***, to the porches and paint. TMMC mentioned that they had purchased a large amount of split rail for the property and that sprinklers were being worked on.

Some community members complemented the Maintenance Personnel, Management company and TMMC and Board for there achievements.

Also, it was mentioned that there is a new website for the association at Highline Meadows com.. we could not find it.

As the meeting neared ending the question arose form a RC member of to ***“What the Board was going to do about the Special Assessment issued in 2008 that was 'found to be “illegal in Arapahoe county court for two homeowners who were sued”***.

At that, there was slight hesitation from the Board and TMMC on how to answer the question, but she (TMMC) did say that ***“it was true”*** and that “Members were welcome to ***“ask for the money back”***, but she (TMMC) warned that if those

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monies were returned that those people would have to repay the monies in the 2010 special assessment since they would be crediting those people who paid the assessment of 2008 and asking for those monies for those who did not pay.

The Unofficial meeting was then declared ended..... as a bewildered feeling was sensed in the room.... as the sheep walked back to their pasture at Highline Meadows.

Some significant numbers presented at the meeting;

1st Buildings for roof replacements:
454, 409-411, Building 130

No Loan Available for Roofs- Roof Cost est:60 month loan

2 Million Dollars

3 Bedroom = 9,000 dollars per unit

2 Bedroom = 6,000 dollars per unit

Special Assessment- Roads, Fire, porches, garages, paint etc
4,214 .00 per Home

Other Notes:

Delinquents: 55% on Time, 26% prepay

44% off site, 53% on site

13% collectible

6% delay

114,744.00 in collectibles

J&S Lawsuit cost 57,358.00

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Disclaimer:

This document is being written based on attendance and notes presented at the annual meeting. The author has attempted to present the details of the meeting as he or she see's it and is no way an actual transcription of events or “quotes” of peoples involved. The author has made every attempt to accurately describe the events and spoken word of the meeting. This document is written to inform the community of details mentioned in the meeting any number misquotes are purely based on notes provided by attending members. This publication is copyrighted and may in no way or form be distributed with consent of the author. Any Ideas, view point's, or added items are strictly added to benefit the article and should not be taken

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