

Two Versions of the minutes
This one is for the Board
You never saw this one

The Boards Minutes

HIGHLINE MEADOWS CONDO ASSOCIATION Board Meeting—January 13, 2010

- I. **Call Meeting to Order**—The meeting was called to order at 7:00 p.m. by Board President Alan Saval. Those present: Alan Saval, Brad Larson, Steve Mericle, Sharon Kellogg and Scott Hommas. Rory Scott and Bill Magno was also present for a portion of the meeting. Denise Haas with TMMC Property Management was also present representing the management company.
- II. **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.
- III. **Maintenance Update**—Rory and Bill gave a brief update of what has been happening at the property advising that they have been working drywall repairs within units and handling snow removal issues.
- IV. **Homeowner Correspondence**
 - a. **280HC301 ACC Request to Install Windows**—The Board reviewed an ACC request to install new windows. After discussion, the Board approved the request.
- V. **Monthly Correspondence**
 - a. **Governing Document Follow Up**—Tabled.
 - b. **Maintenance Personnel**—Tabled..
 - c. **Financial Reports**—The Board reviewed the financials for November/December. After discussion, a motion was made by Scott to accept the financials as presented, 2nd, all in favor, motion carried.
 - i. **Due To/Due From**—The Board discussed the due to/due from line items on the balance sheet. After discussion, a motion was made by Alan to zero out the due to/due from as the Association is not in a position to reimburse at this time, 2nd, all in favor, motion carried.
 - ii. **2008 Special Assessment**—The Board reviewed the draft letter from the attorney regarding the special assessment. After discussion, the Board approved the letter to be sent to homeowners and re-issue the 2008 special assessment as the 2010 special assessment with the correct language as recommended by the attorney. All homeowners that have paid the 2008 special assessment will be debited/credited appropriately.
 - d. **Unit Activity Report**—The Board reviewed the Unit Activity report. Questions were answered.
 - e. **Legal Status Report**—The Board reviewed the Legal Status Reports. Questions were answered. The Board reviewed a letter from HS regarding 190HC307. After discussion, the Board advised that they would like to continue to lien the property.
 - f. **Towing**—The Board discussed the towing procedures. After discussion, the Board requested that TMMC check with local authorities to determine if it is okay for homeowners to park their cars next to the garages.

How Can You Trust these People?
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One for Board and
One for the people

For the people

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- VI. **Approval of Minutes**—The Board reviewed the November minutes. After discussion, a motion was made by Brad to accept the minutes with changes, 2nd, all in favor, motion carried.
- VII. **Unfinished Business**
 - a. **Fire/Water Code Update**—No new update.
 - b. **Aluminum Wiring in the Townhomes**—No new update at this time.