

HIGHLINE MEADOWS CONDO ASSOCIATION

Board Meeting—November 13, 2007 and November 26, 2007

Call Meeting to Order—The meeting on November 13, 2007 was called to order at 7:00 p.m. by Board President Tom Steinhauser. Those present: Tom Steinhauser, Dan Morgenthaler, Alan Saval, and Brad Larson. Denise Haas and Cyndi Porter with TMMC Property Management were also present representing the management company. Bill Magno/Rory Scott were also present for a portion of the meeting. Also in attendance were Steve Schefferly with Peliton and Attorney, Mike Roads.

II. Maintenance Update—No Maintenance Update was provided.

III. Homeowner Forum

a. Numerous homeowners were present to discuss the Special Assessment that was imposed effective December 1, 2007.

b. A homeowner stated that he was the one that started the petition to remove the Board and the management company. TMMC inquired as to why he wanted this done. The homeowner advised that he believes the Board and TMMC are not taking care to manage the property effectively and working on beautification as stated in the documents. TMMC stated the homeowner, in his petition, had presented incorrect information by stating that the management company dictates what occurs in the Association. TMMC stated that it is directly the opposite.

c. Steve Schefferly with Peliton was present to discuss the insurance for the Association. Steve advised that the Board obtained several proposals to insure the property. He stated the reason the insurance for the Association is so high is due to the loss claims history (i.e. 2 fires, a lawsuit and numerous small claims) as well as the townhomes have aluminum wiring. Currently, the Board is working to determine a resolution for the aluminum wiring. Steve also advised that the Association is being insured by Lloyd's of London due to the extreme circumstances. The members present were also reminded that the Association is required to have a AAA rated carrier as per the Decs, which makes it even more difficult to obtain insurance. Steve also reminded homeowners to check their personal insurance policies to see if they have Special Assessment insurance. If so, this should cover what has been requested of them for this Special Assessment.

d. A homeowner inquired about how delinquencies are handled and how long it takes to recover the money. The Association Attorney, Mike Roads, explained to homeowners how long it takes once an individual has been turned over for collection by the attorney. The attorney advised that if a person owns the home outright, a judicial foreclosure can take six plus months. The attorney also reiterated

that, in total, once the person is turned over to the attorney and the collection process is handled and the individual is all caught up, it can take a year plus.

e. A homeowner inquired about the Beautification Committee. The Board advised that they are willing to work with the Committee, however, the Committee must work with the Board and at their guidelines and cannot go out and just start doing things around the property. There has to be some order into what is happening. The Board again reiterated that they will try to have a list put together by the end of December for some action items to be completed and requested that the Committee chair be patient while they put this together.

The meeting adjourned at 8:45 p.m. and was reconvened on Monday, November 26, 2007 at 6:00 p.m. Dan Morgenthaler was not present at the meeting. Dave Starr, Alan Saval, Tom Steinhauser, Brad Larson were present.

IV. Homeowner Correspondence/Violation Hearings/Open Forum

a. 130HC107—Request to carpet/paint in common areas of buildings.

The Board reviewed the request, after discussion, determined that this is the next building to be painted/carpeted.

b. 130HC303—ACC Request to Leave Flower Pots—The Board reviewed the request to leave the flower pots in place. After discussion, the Board declined the request as the flower pots are not being properly mounted and will still ruin the balcony.

v. Approval of Minutes—A motion was made by Alan to approve the minutes of the October meeting, all in favor, motion carried.

VI. Unfinished Business

a. Fire Code Update—TMMC presented the Board with two bids for review. After discussion, the Board requested that clarification be done on both bids and emailed to the Board for final approval.

b. Building 50 Update—TMMC stated that InStar was to have been in sometime this week, however, emailed and advised that they would not be able to make it. TMMC will let the Board know when the final walk-through is scheduled.

c. Special Assessment—The Board requested that TMMC investigate loans to determine if there is any portion of a loan the Association can get at this time. The Board also requested that TMMC investigate setting up a Metro District

d. Grants Update—TMMC advised that they are still investigating potential grants for the Association. Currently, there may be some help through a group called "CHAFFA".

e. Aluminum Wire Letter to Townhomes—Tabled until January.

VII. New Business

- a. Proposals for Window Cleaning in the Condo Buildings—Tabled until February
- b. Alligator Pool Proposal for 2008 Season—Tabled until February
- c. Sprinkler Repairs that Need to be Completed—Tabled until February
- d. Parking along Southside of Property—Alan discussed the parking issues that have been ongoing for a few years along the backside of the garages outside of building 249. After discussion, the Board requested that TMMC obtain a price to move the light pole close to the garages and a price to add signs.
- e. Renter Resolution—The Board reviewed a Resolution to adopt that requires investors to provide copies of leases as well as emergency contact information for renters and has the renters sign that they have received a copy of the governing documents and rules and regulations for the Association. After discussion, a request was made to add some additional verbiage. The Board will finalize at the December meeting.
- f. Beautification Committee—The Board will review the list of items put out by Alan and discuss at the December meeting. The Board requested that TMMC obtain a release of liability from the attorney.

Monthly Reports

- a. Governing Document Follow Up—The Board requested that these be sent out to homeowners in January. The Board also requested that summary pages be included for ease of reading for homeowners when they are mailed out.
- b. Financial Reports and Bank Statements—The financials were reviewed. After discussion, a motion was made by Alan to accept the financials as presented, all in favor, motion carried.
- c. RUN Report—The RUN report was presented and reviewed
- d. Attorney Status Report—The attorney status report was presented and reviewed.
- e. Towing Report—None presented.

II. Adjournment — The meeting was adjourned at 7:45 p.m.

Next Meeting

December 18, 2007 @ 6:30 p.m.

Highline Clubhouse