

HIGH POINT CONDOMONIUM OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

January 14, 2009

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The January meeting of the High Point Board of Directors was called to order by Mrs. Lesso at 5:34 P.M. Present were:

Carole Lesso	President
Lisa Dykes	Vice President
Bob Bissey	Property Manager

*Absent:* Dale Taylor Secretary

Homeowners in attendance: Ron Baumgart.

The Board of Directors reviewed and unanimously approved the November Board meeting minutes as written.

The November and December financial reports were provided to the Board of Directors. Detailed information is available to the constituency upon request.

Mr. Baumgart updated the Board regarding the general details pertaining to upgrading the Vail building intercom systems and will provide more information at the next meeting.

For the manager's report, Mr. Bissey updated the Board members regarding the action list and parking enforcement reports.

Under new business, the Board of Directors reviewed and approved the 2009 Mountain High Tree Service contract, Orten, Cavanaugh, Richmond & Holmes collection schedule contract and the Cheyenne Mountain Security contract. Mr. Bissey will schedule an on-site walkthrough with CMS to verify the scope of work and expectations. The payment plan request for 6417J was tabled and will be discussed at an upcoming meeting on January 28<sup>th</sup> or 29<sup>th</sup> (date to be determined).

Then the Board of Directors discussed the 2 speed bumps installed on Jonathon Ct. last year that have been damaged by the snow plows and directed management to obtain the cost to repair/replace them at the landscaping company's expense. Next, the Board discussed re-keying the foyer doors on all 3 Vail buildings using DO NOT DUPLICATE keys. Mr. Bissey will obtain an estimate and notify the Board.

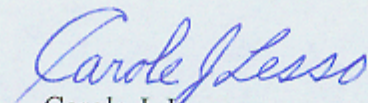
Discussion took place in connection with installing building lights on the south and west sides of the 6410-6432 McNichols Ct. building and the south side of 6405 Jonathon Ct. Mr. Bissey will meet on-site with the electrician to confirm the feasibility, cost and scope of work. The Board directed management to obtain the cost from Greener Grass to provide pet waste removal/disposal and cigarette butt cleanup at an hourly rate.

The Board discussed the poor condition of the foyer doors on the 3 Vail buildings and directed management to obtain a repair estimate. Next, the Board discussed a near fire that took place recently at one of the units in the complex and the need to complete chimney cleaning and dryer vent cleaning. Mr. Bissey will contact the Association's attorney to clarify whether or not the Association is responsible for these types of maintenance or if the Association can require owners to have both items inspected and/or cleaned as necessary on an annual basis.

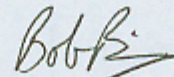
Hearings were scheduled for owners of the following unit(s): 6465J. Neither owner was in attendance for his or her hearing. Due to the owner's non-compliance and lack of response, the Board directed management to turn the matter over to the Association's legal firm for collections.

The homeowner correspondence was reviewed and discussed. It was noted the landscapers did a poor job of the most recent grounds cleanup. A loose board was reported by the dumpster enclosure near 6412 McNichols Ct. and a propane tank was also ditched there. Snow removal procedures were reviewed on McNichols Ct.; Mr. Bissey will meet on-site with Greener Grass to come up with a better plan for pushing snow away from the north side of the 6410-6432 McNichols Ct. building.

There being no further business, the meeting was adjourned at 7:20 P.M. The next Board meeting is scheduled for March 11, 2009.



Carole J. Lesso  
President



Bob Bissey  
Property Manager