

High Point Condominium Owners Association

Board Meeting

Wednesday, January 12, 2011

6:00 P.M.

Present: Board Members Dale Taylor, Ben Prensner, Ron Baumgart, Z&R Property Manager Mike Mellinger and Z&R representative Grant Dewey. In addition, Home owners Carole Lesso, Lisa Dykes, Susie Christian, Elaine Baird, Trayce Davis and Brooke Dupree were present.

The meeting was called to order by Board President, Dale Taylor.

The meeting was opened up to homeowners in attendance to discuss concerns they had.

Carole Lesso raised an issue with debris on the patios on the West side of Jonathon Court and was concerned about letters being sent to the occupants. Also noted by Carole was the South fence area which is bowed. This was determined to be the result of a bowed post.

Carole Lesso also expressed concern that President Dale Taylor may be doing repair work for Z and R Management and felt that this is a conflict of interest. Dale confirmed that he is not performing work for Z and R.

Trayce Davis addressed Vice President, Ben Prensner's letter regarding the dues increase dated November 18, 2010, as well as her email response to it dated December 30, 2010 and January 9, 2011. Receipt of the email responses sent by Tracye was acknowledged.

Lisa Dykes noted that a South entrance light on Vail building 6410-6432 is burned out.

Carole Lesso questioned the name of the security company being used and the schedule. The company performs a check of the property once per night seven days per week.

A general discussion about the locations and security of bulletin boards was held. Another bulletin board near the West mail boxes on McNichols court may be an option.

Tracye Davis mentioned that a light blue vehicle had been towed to McNichols Court and was parked. She will get specific information about it and forward it to Z and R.

Brooke Dupree stated that marijuana is being smoked in the foyer area of her building and alleged that it is by occupants of 6484 McNichols Court.

The Minutes of the November 10, 2010 board meeting were approved as written.

A letter submitted by Brooke Dupree was discussed. The letter addressed the absence of insulation in her outside walls of her porch. It was confirmed that all of the porches in the Vail buildings are constructed in the same manner. The porches were constructed to be outside porches, but some had been enclosed with storm windows.

The property claim for December 9, 2009 water damage to 6479 and 6469 McNichols Court has been reopened to ensure that any latent repairs directly pertaining to the loss are completed. In addition a

letter from Z and R Management to the owners of 6469 McNichols Court was presented. The letter addressed the assessment of the \$5,000 deductible resulting from the claim, as the water damage resulted from heat being turned off in the unit

A call for service form was discussed .

Mike Mellinger clarified that Advantage Security company monitors parking usage regarding parking in visitor slots, No Parking areas and also monitors expired licensed tags.

A motion was approved to resume twice per week trash pick up again.

A rough draft of the High Point Advisors Committee Policy and Procedures was presented for discussion. The procedures are to be limited to physical exterior property only. The procedure will need to have legal review prior to final approval and implementation.

Financials:

General maintenance issues, repairs and lighting repair costs were discussed. Reserves as of December 31, 2010 were at \$17,524.77

A motion was passed to document the approval of the 2011 budget and changing of the security company to Advantage Security, as approved previously by email voting.

The meeting was adjourned at 8:10 P.M.

Respectfully Submitted

Ron Baumgart- Treasurer