

The Highline Club
Board Meeting Minutes September 25, 2006

Board Members: Steve McBride, Toni Larson, Rick Moss, and David Bain.

Weststar Management Company: Barry Mack

Owners: Diana Stevens, #15; Phil Faulkner, #29; Deborah Chelemes #40; and Jack Gehrke #40.

The meeting was called to order at 6:38 by the acting president, Steve McBride.

The minutes of the August 9, 2006, Board Meeting were approved as distributed.

The Balance Sheet, Unexpended Budget Report, dated Thursday, August 31, 2006, and supplemental financial information were reviewed. The Board instructed Barry Mack to file these documents for a future audit.

Questions were asked about the financial statements regarding the following. Barry Mack will find the answers to these questions.

1. Can the Asphalt line item in the Reserve Account be eliminated?
2. Can there be line items in the Reserve Account to show where the money is spent?
3. Can line item 5060 in the Operating Account be eliminated?
4. Why is the hot tub contract expense over the projected budget?

At this point for the Operating Account, the expenses for the year are under projections by about \$23,000.

A question was asked by Diana Stevens regarding line item 1090 Due from Operating in the Reserve Account that is for \$51,776.75. There is also a Due from Reserves in the amount of \$5,139.05, the net being \$46,637.70, which is owed by the Operating Account to the Reserve Account. There are a variety of reasons why this has occurred. When we changed management companies, we went from a cash to accrual basis. Some checks were coded incorrectly. Some reserve and special assessment money was "run through" the operating account instead of being paid directly out of the correct account. The money can all be accounted for; it just is not always in the correct account.

The Board approved moving \$25,000 of the Reserve Account money that is currently in the Reserve bank account to a CD at Dain Rauscher.

Landscape Committee:

Letters have been sent to several Owners requesting that they fix up areas on their property or the Border. Some Owners were requested to pick up items that appear to be stored or are inappropriately located on their property or the Common Area, all in accordance with the Declaration.

Unit #16 needs to submit an application for work the Owner would like to do at the rear of the unit.

Unit #25 would like some help with cleaning up the weeds and replenishing the bark in the Border area.

Steve McBride commented that perhaps this year we over watered the vegetation in the Common Area. Next year when irrigation season begins again, we need to talk to JBK about the best amount of water that should be applied to balance usage against attractive looking vegetation.

Documents:

Toni Larson reported that we are very close to having a final draft of the revised bylaws. The plan is to send both the old and new bylaws to the Members, hold an information meeting, and then send out a ballot. Ms. Leff, the attorney who has drafted the revised bylaws, will be asked if she would be able to attend the information meeting. We need to check on the cost of her doing this.

The Board also decided to move ahead with the Rules of the Highline Club. Toni will contact Ms Leff to get the specifics about how this should be done. Toni will also clarify the charge for doing this step. The original bid was \$850.

Gutters:

The last piece of this project is to fix the drainage on the top balcony of Unit#3. The Roof and Gutter Guys will finish this shortly.

Steps and Touch Up:

Rich Moss is still trying to find someone to finish this job. Executive Coatings believe that they have finished what they said they would do. One painter from another company did no work, ran off with all the paint, and can't be found. The main focus of this project at this point is to ensure that the buildings are well sealed so no water can get in.

Unit #56:

Border—Rock and bark will be used to replenish the Border; rock will be placed on the north side of the unit and bark at the back. The estimated cost of this will be between \$300-\$500. Borders that have been modified by Owners are their responsibility.

Basement—The insurance company has stated that the Association does not have any liability for the water intrusion in the basement, but Barry Mack will contact them again to see how he might respond to the Owners of Unit #56.

Flashing—Because there may be flashing problems on the roofs of several units, Barry Mack will arrange for the roofs of all the following units to be inspected by J&P Roofing: Units 40-45 and Units 56-60.

Driveway—Again driveways are a problem at many units. The whole issue of driveway repair needs to be addressed throughout the property.

Barry Mack will draft a letter to send to the Owners of Unit #56 on behalf of the Board stating the disposition of the various items. The Board will review the letter before it is sent.

The Board reviewed the manager's report.

It was decided that the crank used to roll in and out the awning on the kiosk should be stored in the Club House.

Tennis Courts:

This is an item that the Board is just talking about. Barry Mack received two bids for resurfacing the courts. He will meet with Mary Repetto, who has been doing some independent research on tennis courts, to get some other ideas. Jack Gehrke stated that it may be unwise to just resurface the courts; the real problem may be below the surface and resurfacing the courts would just be a waste of money.

Drainage Project behind Units #35-39:

The design was changed and the piping now goes in two directions. This was done because there is not enough slope for the water to flow through the pipe adequately if it all were to go in one direction. It will be a completely underground system.

Unit #20:

It was approved by the Board to repair or replace, as necessary, the steps on Unit #20.

East Fence:

The Board approved proceeding with the work on the east fence. This includes installing galvanized posts that will be attached to the current posts to strengthen the fence, and also where the fence is bowed, it will be straightened.

Barry Mack will ask the fence company to identify the worst of the vertical split rail fence posts throughout the property and get an estimate of the cost for replacing these.

Forum:

Jack Gehrke brought up two issues:

1. He suggested that the pot holes be filled.
2. He wondered if signs could be posted on the bike/pedestrian path regarding watching out for pedestrians on the part of bicyclists. Could speed signs and warning signs be posted? Barry Mack will contact the Denver Water Board and Peggy Lehman, our city council person, about this. It was suggested that perhaps Cherry Creek Meadows would like to join us in getting this done.

Phil Faulkner stated that occasionally the lights in the Club House are left on and that the door is left unlocked. Phil will be given the code for the lock box so that he can have access to the building as needed.

Boston Bridge:

The city is trying to find out who owns the bridge that goes over the Highline Canal at Boston. They are trying to see if maintenance of the bridge is the responsibility of the Highline Club. The bridge is not on the Highline Club property. Barry Mack will contact the city and ask them for proof of responsibility.

Termites:

A termite eradication company inspected the property and found no new termite activity. They did put out termite bait and will check periodically to see if there is any new activity.

Unit #15:

The Owner needs to submit an application to the Board for some landscape work she intends to do.

2007 Budget:

The Board will hold a working session with Barry Mack to develop the 2007 budget. Toni Larson will send a message to the Board to set up the meeting.

Demand Meter:

Rick Moss noted that on the public service bill there is a charge for a demand meter. Rick stated that having a demand meter is a bad idea. Barry Mack will contact public service about this.

There being no further business to come before the Board, the meeting was adjourned.

At the end of the meeting Diana Stevens made the following comments which she wished to have recorded in the minutes:

I was disappointed to read in the July minutes that one homeowner had expressed a negative opinion of the board and their performance. I would like to express a difference of opinion and feel that the board has done an incredible job of building and maintaining the reserves, keeping the dues at an acceptable level and accomplishing the completion of several major projects.

Respectfully submitted,

Toni Larson
Secretary

Action Between Meetings:

Approved the Architectural Application for work on the patio area of Unit #15.