

HIGHLINE CLUB OWNERS ASSOCIATION

March 17, 2010 Board of Directors Meeting Minutes

PRESENT: Alan Bucholtz, Jack Gehrke, Norm Kushner, Earl Pitzer, Hans Schulze - Board of Directors

Elissa Conger – Weststar Property Management, Property Manager

Judy Waldo, Leo Haas, Suzanne Swafford, Jackie Havel, Diana Stevens, Pete & Carolyn Engelken, Rob Cooney, Jerry & Janet Arndt, Toni Larson, Bill Imbach, Audrey Coggeshall, Bruce Jensen, Maria Ingemarson, Judy Damas – Homeowners

1. **HOMEOWNERS FORUM:** Leo Haas presented additional information regarding the 30-32 owners who signed his letter previously forwarded to the Board of Directors regarding ice damming and the Board's approach to this issue. A list of the 30-32 owners will be forward to the Board of Directors through the property manager. Diana Stevens presented information regarding the history of ice damming from five years ago at her unit as well as concerns regarding the length of time this issue has been discussed and frustration over the lack of resolution. Judy Damas commented on the implications to the budget related to the resolution of ice damming as well as holding a community meeting to get a better understanding of the research, etc. that the Board of Directors has received. Toni Larson commented on the lack of consistency in the maintenance responsibilities and that revising the Declarations is the most important task right now in order to establish a fundamental community agreement on maintenance responsibilities. Suzanne Swafford commented on future issues with higher ice damming deductibles and insurance companies no longer wanting to cover ice damming losses. Diana Stevens expressed concern over the live irrigation lines running through her patio/privacy area and requested additional information regarding the location of those lines. Bill Imbach suggested the Board of Directors get additional professional opinions on the ice damming issues in the community.
2. **CALL TO ORDER:** The Board of Directors meeting was called to order at 7:10 p.m. at the Highline Club Clubhouse at 9200 Cherry Creek Drive South, Denver, CO, 80231. A quorum was established.
3. **APPROVAL OF FEBRUARY 17, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Kushner made a motion to approve the February 17, 2010 board meeting minutes with the following corrections:
 - a. Add under Section 3 Election of 2010 Officers that Jack Gehrke made a motion to nominate Alan Bucholtz as Secretary, Norm Kushner seconded but Alan Bucholtz refused the nomination.
 - b. Add under Section 7(c) Insurance Claim – Unit 13 & 41 that the Owner indicated the claim needed to be adjusted.

Pitzer seconded. Motion carried unanimously.
4. **COMMITTEE REPORTS:**
 - a. **ACC COMMITTEE:** No report – Committee is no longer active. No ACC requests have been received at this time. Hans Schulze will be the Board

member liaison with the ACC Committee and will be sending an email out to the community requesting volunteers for the ACC Committee.

- b. **LANDSCAPING COMMITTEE:** The Landscaping Committee provided recommendations regarding the proposal from Swingle for tree inspections and spraying for spring 2010. Schulze made a motion to approve the spring 2010 tree inspection & sprayings in the amount of \$2,342.65 with Swingle; Kushner seconded. Motion carried unanimously. The resignation of Deborah Chelemes from the Landscaping Committee and as Chair was accepted. The Board thanked her for her service and work on behalf of the community. Norm Kushner will be the Board member liaison with the Landscaping Committee.

5. REVIEW CURRENT FINANCIALS:

- a. The Board reviewed the financial statements for the period ending February 28, 2010. Schulze reported on the financials and discussed the amount budgeted for building maintenance and legal fees. Schulze made a motion to accept the financial statements for the period ending February 28, 2010 pending audit; Bucholtz seconded. Motion carried unanimously.

6. UNFINISHED BUSINESS:

- a. **Clubhouse Improvements-Spa Room Proposals:** Discussion of the proposals from Steen Garcia and Vacant Interiors was held. Discussion regarding installing carpet and tiles with comments from Audrey Coggeshall and Carolyn Englekin requesting tile versus carpet were noted. The Board would like to further review the proposals submitted; matter tabled until the next board meeting.
- b. **Ice Damming Communication – Community Responses:** Discussion was held regarding the definition of maintenance, repair, replacement and roofs and the lack of definition in the Declarations. Discussion regarding whether ice damming is an original construction, maintenance or repair issue as well as whether it is the Association's obligation or individual owner's responsibility to repair were held. Additional comments from several homeowners' in attendance were received. Due to interruptions from homeowners during the ice damming conversations, Gehrke motioned to adjourn the meeting at 8:10 p.m.; Pitzer seconded. Motion carried three (3) votes in favor and two (2) votes against. Gehrke, Pitzer and Kushner voted in favor; Schulze and Bucholtz voted against. The meeting adjourned at 8:10 p.m.