

HIGHLINE CLUB OWNERS ASSOCIATION
October 6, 2010 Board of Directors Meeting Minutes

PRESENT:

Hans Schulze, Alan Bucholtz, Rob Cooney, and Diana Stevens-**NOT PRESENT:** John Winston - Board of Directors

Pete Englenken (unit 39), Richard Clelland (unit 52), Jackie Havel (unit 13), Adele Linneman (unit 16), Judy Waldo (unit 41), Leo Haas (unit 14), Rebecca Gregg (unit3), Anders Ingemarson (unit 48), Bill Imbach (unit 49) – Homeowners

HOMEOWNERS FORUM:

Richard Clelland, unit 52, reported that two of the boards on his front stairs were leaking sap and that the sap was being tracked into his home. He also reported that the stairs were replaced this year and asked for the two boards to be removed/replaced. Clelland reported that the remaining boards were no problem. Ricardo will look into what can be done.

Adele Linneman, Unit 16, reported that a few months ago the Board approved the planting of a new tree between units 16-17 where one had been removed earlier in the year. When the planting was approved it was at owner's expense and Adele was reporting that the joint owners had decided on a Rocky Mountain Glow Maple (Sugar Maple), the tree at mature growth is approximately 25' tall and 15' wide. Ricardo is checking in to the procedures to get the tree properly planted.

CALL TO ORDER:

Schulze called The Board of Directors Meeting to Order at 6:52 p.m. at the Highline Club Clubhouse at 9200 Cherry Creek South Drive, Denver, Colorado, 80231. A quorum was established.

APPROVAL OF MINUTES:

Schulze reported that Stevens had agree to take the minutes and that they would be preliminararily approved and posted on line 7 to 10 days after the board meeting. The minutes would be formally approved at the next scheduled Board Meeting.

Bucholtz stated that the August 2010 Minutes should have been part of the Board package, as amended.

Cooney made the Motion to approve the August 2010 Minutes as amended, Schulze seconded, Motion passed unanimously

Schulze made the motion to approve the September 2010 Minutes, Cooney Seconded, Motion passed unanimously.

Cooney requested to take the agenda out of order and discuss the roof caulking repairs for units 40, 41, 44, and 52, stating that this issue has been long standing and a decision needs to be made. The repair proposal from J & P Roofing was discussed and it was noted that the cost would be \$950.00 per unit. Cooney made the motion to accept the proposal from J & P Roofing Bucholtz seconded, the motion passed unanimously.

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:

Rebecca Gregg reported that the committee had met the previous week and they were putting together a Statement of Purpose as requested by the Board. Gregg stated that she had located two different documents, one from 2003 and one from 2005, they would be combined and presented to the Board. Rebecca also reported that the committee had moved three large grasses from the entrance island to the enclosed pool area. This was done because JBK Landscape had stated that the grasses were taking too much water from the tree. The remaining financial resources assigned to the Landscape Committee were discussed and it was decided that priorities were such that the Committee would work with the Board to spend as little as possible the remainder of the year.

DOCUMENT REVIEW COMMITTEE:

Bucholtz reported that the last meeting was held Monday October 4, 2010 and the next scheduled meeting will be November 8, 2010.

BUDGET COMMITTEE:

Schulze reported that the plans to formulate a Budget Committee have been tabled due to hostile emails being circulated.

ARCHITECTURAL CONTROL COMMITTEE:

Leo Haas stated that he has found several owners to be very receptive to painting their own front stairs. Leo will be looking at units 52-53 and 47 to check on the front stairs.

The party wall between Units 1-2 was discussed and Leo stated that the ACC feels that the HOA should be responsible for the repair. Leo strongly recommends that at minimum, caulking should be done this fall to prevent moisture from worsening the problem.

Haas went on to report that Units 30 and 32 were in the final phase of their back deck repairs. Each of the two has some final work to finish up and the Board did not approve either deck as being complete. It was also noted that neither owner had acquired the actual signatures of the involved neighbors and that the ACC forms need to be completed as intended. Stevens express a concern regarding the need to use our ACC Application form properly and follow the guidelines as stated in the ACC Modification Form and on the Website. This will give all parties the benefit of being properly informed regarding such projects. A gate is being constructed and will be installed for unit 30; the Board previously approved the design and installation of this gate.

Leo stated that he was continuing to follow-up with a formal letter regarding the Satellite dish improperly installed on the fence of unit 34

Leo additionally reported that the committee is still working on the low awning on unit 1. The committee feels the awning needs to properly line up with other awnings. Four Seasons will make a service call to check the condition of the awning.

UNFINISHED BUSINESS

ICE DAMMING:

The two proposals were discussed. Stevens asked why the proposals were not based on the exact same criteria and Cooney responded that the proposals were based on what the individual contractors felt was needed to remedy the Ice Damming water intrusion. Stevens went on to inquire as to why it was two of the eight units in question were getting the entire sloped roof repaired at no individual cost and two of the eight units were getting the complete lower half done while four roofs were getting a smaller amount of roof surface repaired. Stevens stated she was disappointed in this decision. Bucholtz said that it is wise to accept the opinion of the experts.

Jackie Havel, unit 13, wanted it stated for the record that she felt the final outcome was not equitable based on the fact that four of the eight units involved, after all work was complete, were getting the entire roof repaired at no associated personal cost and the other four would have personal cost if the entire roof were to be done to have complete ice and water guard..

It was discussed that a formal letter would be sent to all affected homeowners addressing the scope of work, their associated cost if additional work were to be done, start date etc.

Schulze made motion to approve the submitted bid from J&P Roofing regarding ice damming, of 9 feet and up according to the presented schedule including the installation of downspout extensions for a total of \$17,077.00. Cooney seconded. Schulze, Cooney and Bucholtz voted in favor. Three members in favor. Stevens abstained as one of the units affected is her property and she didn't agree with variance in the allocation of cost and scope of work from unit to unit.

Bucholtz made motion for the Association to send formal communication to advise affected homeowners of ice damming leaks repairs. Some owners with affected roofs will be responsible for additional personal cost if they desire additional work on portions of the roof. Schulze, Cooney and Bucholtz voted in favor. Three members in favor. Stevens abstained, as one of the units affected is her property and for reasons stated previously.

Bucholtz suggested sending letters of Thank You to other contractors that submitted bids.

Haas wanted it stated that the repairs scheduled to be done did not guarantee that ice damming would not occur.

NEW BUSINESS

RESERVE STUDY:

Schulze stated there was no reason to discuss right now the information was included in the Board packet for informational purposes only.

Cooney said that he felt the Association has done a good job of managing the financial resources without the benefit of hindsight.

MANAGERS REPORT:

Cooney quickly went through all items on the manager's report as a recap as to where each item stood. A few items were eliminated as they had been completed and no new items were added.

CORRESPONDENCE

Judy Waldo unit 41 had forwarded to the Board, a formal request for an update/clarification of several items that remain outstanding in regards to her unit. Judy stated that she felt the Insurance Guidelines were not consistent with past precedent and should be reconsidered. Bucholtz gave his explanation for how the Insurance Guidelines came about specifically mentioning the 1999 Rules and Regulations conflict with the guidelines adopted in May 2009. It was also discussed that it was improper to combine the Insurance claims of Units 13 and 42 to make it one incident. The Board agreed to re-visit the Insurance claim decision. Both issues were motions passed by the previous Board and both issues need to be addressed. Schulze suggested reviewing all the proper documents. Stevens commented that the use of the word "guidelines" did not imply policy. Schulze suggested taking no action until the current Board understands the situation. The revision of our Declarations enters into this issue. Bucholtz stated that the Insurance deductible amount is a decision by the Board involving acceptable risk and should not be passed to the homeowner.

The lateral irrigation lines were discussed and again it was felt that the current Board needed to become more acquainted with the issue.

**NO EXECUTIVE SESSION WAS HELD AND THE MEETING WAS
ADJOURNED AT 9:01 P.M.**