

HIGHLINE CLUB OWNERS ASSOCIATION
November 17, 2010 Board of Directors Meeting Minutes

PRESENT:

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

Pete Engelken (unit 39), Mark Mulvany (unit 16), Leo Haas (unit 14), Rebecca Gregg (unit3), Trish Brock (unit 2) – Homeowners

HOMEOWNERS FORUM:

Mark Mulvany, unit16, expressed concern that his awning would not completely roll up. The awning was damaged last fall and repaired by Four Seasons at owner's expense. Mark felt that the HOA should deal directly with the contractor since they had ordered the repair and then billed the unit owners for the repairs. The Board agreed and asked Ricardo to get Four Seasons to look at the problem.

Pete Engelken inquired about the light in front of Unit 50 being inconsistent in working. Ricardo said he has been working with the lighting contractor to get the problem fixed.

Pete also mentioned that he had some work done on his Plantation Shutters and wanted to pass the contractors name along to other homeowners, as he was very satisfied with the quality of work.

On a similar note, Schulze mentioned that three homeowners had some insulation placed in their garage ceilings and walls and basement areas at a very reasonable price from a contractor with rebates documentation given.

Ricardo will get the information on both contractors and publish to the entire community.

Schulze then mentioned that the Progressive Holiday Dinner had been scheduled for Sunday, December 12. Units 43, 30 and 51 will be hosting. A sign-up sheet will be placed at the mail kiosk.

CALL TO ORDER:

Schulze called The Board of Directors Meeting to Order at 6:45 p.m. at the Highline Club Clubhouse at 9200 Cherry Creek South Drive, Denver, Colorado, 80231. A quorum was established.

APPROVAL OF MINUTES:

As per the October minutes Schulze clarified that Unit 52's steps were repaired to the owner's satisfaction. Also, it was clarified that the tree behind units 16-17 would not be replaced at HOA expense this year.

With those two items briefly discussed, Schulze made the motion to approve the minutes, Winston seconded, and Motion passed unanimously.

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:

Rebecca Gregg said there was nothing to report.

DOCUMENT REVIEW COMMITTEE:

Bucholtz was not present and nothing was reported

ARCHITECTURAL CONTROL COMMITTEE:

Unit 35, Juniper issue short wall request: the discussion was postponed until the December meeting so as to be discussed by the entire Board. A formal ACC application has been submitted.

Both Units 41 and 42 have submitted ACC applications for the installation of high energy efficient furnaces. Haas reported that the applications were properly submitted and explained how both units were planning to vent.

The owner of unit 40 has issues with the venting process of unit 41, as unit 40 previously installed a similar furnace and vented on the wall facing unit 41 driveway and flush with the front wall of unit 41.

Stevens expressed concern that as furnaces are replaced in the future this could become an ongoing issue as she knows of three units that have vented on to the adjoining units driveway, and in the same area that the other owner may have to vent upon replacement. Stevens felt that it was unjust to place other homeowners in a position of potentially not being able to vent on their own property.

Schulze and Haas felt that both units 41 and 42 could complete their furnace projects meeting both Denver building code and furnace manufacture's requirements.

Schulze made the motion to approve unit 42 application, Winston seconded and the motion carried.

Schulze made the motion to approve unit 41 application with the conditions that the venting meet with Denver building code and furnace manufacture's installation requirements. Stevens seconded and Motion carried.

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

Review of current financials

The package included the proposed 2011 Budget; the projected deficit for 2010 was discussed including how it could be handled. Schulze reported that we would have a \$10,000 deficit for December 2010 alone. Rebecca (unit 3) suggested that the Board outline the possible options for funding the 2010 budget deficit and send these options out to the community.

Ricardo went through the budget briefly explaining his rationale on various suggestions. One item of importance was building maintenance and Winston suggestion that several years of history be reviewed prior to deciding on the final number.

A number of issues were mentioned as needing consideration for budget figures i.e. reserve Study, water usage and pricing, awnings, clubhouse.

A brief discussion of the current financials was held. No issues were mentioned. Stevens inquired as to our reserve projection for year-end and what needed to come out of that line item other than the Driveway project.

Schulze made a motion to approve the October financials, Winston seconded, and the motion carried.

NEW BUSINESS

Three proposals for gutter cleaning were discussed. Winston asked about including the underground drains in the proposal. Ricardo was to get the difference in pricing for the addition of the underground /french drains.

Stevens was concerned about the validity of the pricing as the difference between high and low was almost 300%

A motion was made by Schulze to accept the J& P Roofing bid because they know the property so well and he felt they have a clear understanding of the work needed. Stevens seconded, and the motion carried.

Second item, wing wall between units 1-2 was discussed and three contractor bids to repair damage were reviewed. Stevens inquired as to why the projected cost had increased so much from the original estimate. A discussion was held as to how we can have a temporary fix and complete the project in the spring. This item will be discussed at the December meeting when a full Board will be present.

Unit 57's ground level patio was discussed. Schulze stated that in his opinion it is the responsibility of the HOA as it is an original patio. The homeowner agrees to put off fix until next year as long as it is stated in writing and the HOA assumes responsibility for any further damage incurred by postponing the project.

Stevens made a motion to accept the current bid of \$850.00 and repair the problem weather permitting in 2011. Schulze seconded, and the motion carried.

Discussion regarding year 2011 Legal Services and renewal of the management contract was postponed until the December 2010 meeting when the entire Board should be present.

MANAGERS REPORT:

The satellite dish on unit 34 is still in place and out of compliance. Several notifications have been made to the owner, both written and in person. Winston said he would speak with the owner and try one more time to get the issue resolved.

Unit 11 cable issue, owner is very willing to work with the board and resolve issue.

Unit 25 will have a roll off placed in driveway for up to five weeks as the owner prepares for move.

Unit 9, interior repairs were discussed and board felt further research was in order as to responsibility. Stevens mentioned the need for consistency to prevail. Winston agreed.

All monies were collected from homeowners who had additional roof work completed due to the ice damming project.

Ricardo mentioned a new program where homeowners can pay dues on line; discussion would take place at December meeting.

CORRESPONDENCE

None

**NO EXECUTIVE SESSION WAS HELD AND THE MEETING WAS
ADJOURNED AT 8:05 P.M.**