

HIGHLINE CLUB OWNERS ASSOCIATION
December 15, 2010 Board of Directors Meeting Minutes

PRESENT:

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

Pete Engelken (unit 39), Leo Haas (unit 14), Rebecca Gregg (unit 3), Jackie Havel (unit 13) And Toni Larson (unit 9) -Homeowners

HOMEOWNERS FORUM:

No comments

CALL TO ORDER:

Schulze called The Board of Directors Meeting to Order at 6:40 p.m. at the Highline Club Clubhouse at 9200 Cherry Creek South Drive, Denver, Colorado, 80231. A quorum was established.

APPROVAL OF MINUTES:

Schulze asked if there were any comments or corrections to the minutes. With no comments being made, Schulze made a motion that the Minutes from the November 2010 Board meeting be approved. Cooney seconded the motion. Schulze and Stevens approved the minutes. Cooney and Bucholtz abstained because they were not present at the November meeting

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:

Rebecca Gregg Wanted the Board and community to be aware that several members of the Landscape Committee purchased lights and additional decorations at their personal expense. Other donated decorations. Rebecca wanted it noted as exceptional behavior on the behalf of some for the benefit of the entire community.

Schulze added his comments saying the Board is very thankful for such behavior.

DOCUMENT REVIEW COMMITTEE:

Bucholtz reported that he Committee had met on Monday, December 13, 2010 and the committee will be meeting again on January 17, 2011. He feels that the committee should only have to meet 2-3 more times before the revisions can be presented to the community for comments.

Cooney suggested that we have some type of formal communication regarding the progress of the Document Review Committee at the Annual Meeting.

ARCHITECTURAL CONTROL COMMITTEE:

Haas reported that the satellite dish on the patio wall of Unit 34 was still present and out of compliance. The owner has not acknowledged the correspondence and other forms of communication regarding the request to remove the dish. Bucholtz stated he would review the governing documents and make a recommendation regarding the next step.

The cable that was improperly installed on the exterior Unit 11 is also still an open topic.

Schulze discussed an email he had received from Jack Gehkre (unit 40) regarding the Board's approval at the November Board meeting to repair the ground level patio of Unit 57. Bucholtz inquired as to what exactly was approved.

Schulze recommended that Haas get involved and review exactly how the damage took place and also asked all Board members to read the documents for their interpretation of responsibility. Stevens commented that the cause of the damage was the key to the decision. The board agreed to revisit the situation. Haas had not seen the emails regarding unit 57 originating from owner of unit 40. Stevens gave Haas her copy.

Rebecca Gregg asked about her ACC Application for the installation of a chimney cap exactly like the one installed at unit 29. Cooney made a motion to approve the application, Stevens seconded The Motion was approved.

Unit 35, Low fence request: This Application had been voted on via email and was 2-2 with Bucholtz not voting, which void the email vote. Therefore it needed to be voted on at the meeting. Schulze inquired as to if we could use Winston's email vote. Haas stated that he was in favor of the approving the application. The Board discussed the precedent such an approval may set for the future and also that it could confuse the line between what is common area HOA responsibility and Homeowner responsibility as well open the door to use outside funding to solve problems that are HOA responsibility.

Cooney made a motion to approve the applications, Schulze seconded and the motion did not carry with the vote being one for and three against. Other options need to be visited.

Unit 41 Application to install high-energy efficient furnace: It was noted that Haas and Stevens had met with owner and contractor to discuss the specs and exactly where the exterior vent would be placed. The Board determined that the specs and placement of vent under discussion met with the specs, conditions and codes of the approval at the November meeting; there was no opposition or further comments the approval stands as recorded in the November 2010 meeting.

Parking issues and complaints were discussed at this point. There was some disagreement among the board members as to how important it is to enforce parking rules. Stevens commented that parking has not been enforced for almost five years and that the use of visitor parking by residents is being abused. We also allow contractors to park in the street rather than request that they use visitor parking unless they are delivering or picking up. It was agreed that another reminder needed to be sent to the entire community.

Review of current financials

Schulze presented his 2010-2011 budget comparisons and spoke to the deficit for the 2010 budget. He stated that on a cash basis we would be short between \$21,000 and \$25,000 for 2010. He felt it would require a supplemental assessment of approximately \$370 per unit and that our governing documents allowed for such an assessment. It was mentioned that one Homeowner had prepaid monthly dues for the next three years and that it was acceptable to use this amount to lower the cash shortage and therefore the assessment per unit would be lower. Stevens took exception to not keeping all line items separate and felt it was best to keep the prepaid dues identified only as prepaid dues. Comments from a few homeowners showed similar concern.

Schulze said he would go back over the 2010/2011 budget numbers again and the Board agreed to hold a special Board meeting to discuss the budgets, assessment, and community correspondence. Schulze made a motion to hold the meeting on December 21, 2010 at 6:00 P.M. at the Club House. Cooney seconded. The Motion was approved.

Ricardo will post notice via email and at the mail kiosk regarding this meeting.

NEW BUSINESS

Legal Services Contract: The contract was presented and opened up for discussion. Stevens stated that given the questions raised regarding some of the opinions rendered by this firm, is it really the firm we want to use? She stated that it was her personal opinion that most opinions were questionable and that our attorneys work for the community, the homeowners and the Board and should consider all when offering opinions.

Bucholtz stated that he felt we would be well advised to keep this firm especially in light of having our Declarations reviewed as they were well acquainted with them. Bucholtz suggestion that we use the legal services on as needed basis and forego the retainer contract.

Schulze made a motion that we use the legal Firm on as needed basis only, with no monthly retainer. Cooney seconded. The Motion was approved.

Management Contract for 2011: It was noted that there were virtually no changes in the contract except that the monthly fee had been raised from \$1,900.00 to \$1,950.00. All other items and conditions remained the same as in the 2010 contract.

Bucholtz made motion to accept the 2011 contact with all existing terms and conditions and he monthly fee being raised to \$1,950. Stevens seconded. The Motion was approved.

Schulze made a motion to allow West Star management Company to offer residents the ability to pay monthly assessments on line. Stevens seconded. The Motion was approved.

Unit 1 and 2- Bids to repair wing wall: Discussion and review postponed until 2011.

Bucholtz ask for a written report of inspection from J & P Roofing noting detailed cost of repairs and J & P recommendations.

MANAGERS REPORT:

Schulze asked the Board to review the governing document sand send their input on the issue of internal repairs necessary from external issue and our interpretation of responsibility

CORRESPONDENCE

To be discussed at Executive Session

EXCUTIVE SESSION

There was a brief discussion of an attorney's letter received involving unit 27 and a formulation of response. Bucholtz read composed response. Schulze made a motion to accept the response and send to attorney. Cooney seconded. The motion passed with Stevens abstaining because she had no knowledge of the situation and had not previously seen the correspondence.

Letter from owner of unit 17. Cooney made motion to accept Bucholtz letter of response to correspondence of November 16, 2010. Schultz seconded. The motion passed.

MEETING WAS ADJOURNED AT 8:42 P.M.