

HIGHLINE CLUB OWNERS ASSOCIATION
January 19, 2011- Board of Directors Meeting Minutes

PRESENT:

**Hans Schulze, Alan Bucholtz, Rob Cooney and Diana Stevens and John Winston-
Board of Directors**

**Pete Engelken (unit 39), Leo Haas (unit 14), Toni Larson (unit 9) and Mark
Mulvany (unit 16) -Homeowners**

HOMEOWNERS FORUM:
No comments

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:

**Schulze asked if there were any comments or corrections to the minutes from the
December 2010 Board Meeting. Management stated that they had a request to
remove unit numbers from the comments regarding parking violations. It was
agreed to do so.**

**Stevens stated in reviewing minutes from previous Boards there seems much less
detail. It was agreed that less detail in most circumstances was fine.**

**Schulze made a motion to approve the minutes with the changes discussed.
Bucholtz seconded the motion and the motion passed unanimously.**

**Schulze asked if there were any comments or corrections to the minutes from the
Special Board Meeting from December 21, 2010. There being no comments or
corrections Schulze made a motion to accept the minutes as written. Cooney
seconded and the motion passed unanimously.**

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:
No comments

DOCUMENT REVIEW COMMITTEE:

Bucholtz reported that the Committee had met on Monday, January 17, 2011. The next meeting is scheduled for January 28, 2011. He feels that the committee should only have to meet 1-2 more times before the revisions can be presented to Board.

ARCHITECTURAL CONTROL COMMITTEE:

Haas reported on the areas he felt the ACC should be of support to the Board. Haas said the committee would be making a list of areas where our requests of homeowners can be made clearer.

Haas reported that the satellite dish on the patio wall of Unit 34 was still present and out of compliance.

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

Review of current financials

Schulze presented his 2011 budget. There was a brief discussion of reserves and what the goals should be. Toni Larson mentioned that there is a booklet published by the Community Association explaining how a community should view reserves.

Schulze asked if there were any questions or comments regarding the 2011 budget. Stevens had four questions in the areas of water, roof repair, tree and shrub care and fence-wing wall repair.

It was agreed that the wing-wall issue needed to be revisited.

Winston questioned sprinkler repair as a very large number and stated we needed to look at the options.

Schulze made a motion to accept the 2011 Budget as presented. Cooney seconded the motion and the motion passed unanimously.

Schulze asked if there were any question or comments regarding the December 2010 financials. There were no comments.

Schulze made a motion to accept the December 2010 financials as presented, Stevens seconded and the motion passed unanimously.

UNFINISHED BUSINESS

After some discussion of options regarding the situation with the shrubs at unit 35 Cooney made a motion to present to the owners a fence similar in size to their proposed fence using material of green mesh to allow light to the plants and promote growth for a period of time not to exceed 18 months with said time frame

starting on April 1, 2011 and it would be the responsibility of the Homeowner to maintain and remove the fence.

Winston seconded the motion and the motion passed with vote of three to two.

It was agreed to hold the balance of funds from Brown Brothers for a period of six months after the fence was installed.

Satellite Dish- unit 34. Bucholtz discussed the options and the contents of a letter from the Board to the owner. Cooney made a motion to accept and forward the letter as written. Schulze seconded and the motion passed unanimously.

NEW BUSINESS

Winter tree root watering proposal was discussed. Stevens expressed concern for our trees in the Island, and in front our homes as they are surrounded by cement and asphalt and after further discussion it was decided to hold off another month to see what the weather brings in the form of moisture and to get the Landscape Committee more involved.

Lighting Bids were discussed and after discussion was completed Schulze made a motion to accept the bid from our current vendor, Colorado Lighting. Winston seconded and the Motion passed unanimously.

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MANAGERS REPORT:

There was a discussion regarding the outstanding/unsettled issue with units 13 and 41 regarding Insurance Deductible from a HOA Insurance claim from October of 2009, due to roof leaks.

Bucholtz made a motion that the Management Company take no action on a temporary basis pending further review from the Board. Schulze seconded the Motion. The Motion did not pass with Bucholtz and Schulze voting for, Winston and Stevens voting against and Cooney abstaining.

After further discussion and the Board agreed that the issues needed to be settled and not go into another year and to a new Board.

Bucholtz made a motion that the Insurance Guidelines Policy adopted March 18, 2009 and any action taken as a result of said guidelines/policy be revoked as it is direct conflict with the Highline Club Declarations. Cooney seconded the Motion and the motion passed four to one with Schulze voting against it.

The Board agreed to re-visit the entire Insurance issue and that it is under discussions in the Documents Review Committee.

There being no further regular business the Board moved to Executive Session.

CORRESPONDENCE

EXECUTIVE SESSION

The ongoing legal issue with unit 27 was briefly discussed and the Board updated.

MEETING WAS ADJOURNED AT 8:44 P.M.