

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

Annual Meeting at the Hamilton Middle School, January 26, 2011

CALL TO ORDER: The Highline Club's Annual Meeting was called to order by Hans Schulze on Wednesday, January 26, 2011 at 6:30pm. The meeting was conducted at the Hamilton Middle School located at 8600 East Dartmouth Ave., in Denver.

ROLL CALL: 25 Highline Club home owners were in attendance together with 11 proxies from absent owners. A quorum was established.

APPROVAL OF MINUTES: The minutes from the 2010 annual meeting were approved. The minutes taken at a special meeting on June 23, 2010, were also approved.

PRESIDENT'S REPORT: Hans reviewed the proposed budget for 2011. There were questions about the dollar amounts allocated for certain line items, but Hans pointed out that overall, these issues were academic because there is a limited amount of discretionary monies available unless we voted to increase the monthly dues. Hans also noted that there were no plans for new capital improvement projects, but that he wanted to initiate a Budget Review Committee to review future needs.

Also discussed were the improvements made to several unit's sloped roofs to eliminate ice damming and subsequent water leakage into the unit's interiors. Hans emphasized that we needed to carefully document this work so that when we initiated another replacement cycle for sloped roofs, that these roof would not have to be redone.

COMMITTEE REPORTS:

- **Landscaping Committee:** Rebecca talked about plans to improve the plantings for the front, center island and to conduct a review of all community plants that may require more upkeep. She also emphasized that overwatering was still a problem, and that we needed to coordinate with JBK to maximize water efficiency and overall sprinkler coverage.
- **Architectural Controls Committee:** Leo noted that legally, no homeowner can be prevented from installing solar facilities, so there was a need for the Association to develop solar policy guidelines. Leo also talked about plans to establish clear guidelines for replacement of owners' windows since current rules were arbitrary and somewhat restrictive. He also emphasized how important it is for all owners to understand the community rules, especially for new owners just moving in, and noted how beneficial it would be for owners to share their positive experiences with good contractors and repair specialists.
- **Document Committee:** Alan reported on the progress of the Committee in revising the Highline Club Declarations, noting that the first draft should be ready for discussion by early summer.

Alan emphasized that there were three main elements of the Declarations that would likely undergo significant changes; the definitions, Article 9, and insurance references, and that potentially, these changes would be voted on separately

ELECTION OF BOARD MEMBERS: Hans noted that current board members included himself, Alan Bucholtz, Rob Cooney, Diana Stevens, and John Winston. Three board positions were open and needed to be filled; two (2) three year terms and one (1) two year term. Both Diana and John, who had been temporarily appointed in 2010, volunteered to continue and were approved to fill one of the one (1) three year and the one (1) two year terms. Rob Cooney declined to continue on the board, so Toni Larson and Lora Northcutt were nominated to fill the remaining three year term, and Toni was elected to the position.

ADJOURNMENT: Following the election of new board members, the annual meeting was adjourned.