

HIGHLINE CLUB OWNERS ASSOCIATION
April 20, 2011- Board of Directors Meeting Minutes

PRESENT: Hans Schulze, Alan Bucholtz, Toni Larson, Diana Stevens

NOT PRESENT: John Winston - Board of Directors

Rebecca Gregg (unit 3), Jackie Havel (unit13), Phil Faulkner (unit 29) and Rick Moss units 25/31-Homeowners

HOMEOWNERS FORUM:

No Comments

CALL TO ORDER:

Schulze called The Board of Directors Meeting to Order at 6:35 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 March 2011 Board Meeting. Larson made a motion to approve the minutes as presented. Stevens seconded the Motion and the Motion pass unanimously.

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:

Jensen gave an extensive report on a number of items.

- The stucco is chipping on the island and what can be done.
- Borders were inspected to determine which borders need to have the bark refreshed. The landscape committee has done this in the past and it would be helpful if we could get some men involved to help.
- The area behind units 11-12 is very dry and in bad shape, it was recommended to have JBK look at it to see what can be done.

Larson commented on the hill/sloped area under the trees and recommended that we look at the options to plant some type of ground cover to fill in where the grass does not grow.

Phil Faulkner gave a report on water usage by building in the community. It was noted that one particular build had an excessive use of water that would signal leaks.

ARCHITECTURAL CONTROL COMMITTEE:

Hass was not present to present three ACC applications for the remodel of unit 25., Rick Moss the new owner presented the applications.

- Storm /Security Doors and Back Deck improvements: Rick presented the application showing the Door style to be very similar to several in the community currently. The improvements on the deck will consist of removing two rotted

portions and replacing with Choice Right Composite material. Larson made a motion to accept the ACC Application for the installation of Security Doors and Deck improvements on Unit 25 as presented. Bucholtz seconded the motion and the motion pass unanimously.

- Remove existing West facing second set of double door and replace with smooth siding that will be removed from the privacy wall (which will in turn have wood grain siding) . It was noted that another end unit has previously made this modification. Stevens cautioned that such a change has both past and present implications regarding actual modifications to the exterior of an unit that result in changing the actual footprint of the unit. In the past similar modifications had been denied and what is our tolerance for the future. The other Board members did not share the same concern. There was concern about how the siding would be seamed. Larson made a motion to accept the ACC Application as presented Bucholtz seconded the motion and the motion passed unanimously.
- Installation of new condensing-style furnace with external wall intake and exhaust and new condenser unit: Stevens commented that as these new style furnaces are installed it is very important to involve the immediate units to insure that all homeowners can properly vent with future installation. It is important that we attempt to prevent venting issues like we had last winter. Larson recommended that whenever possible the vent must face the street. Schultz made a motion to accept the ACC Application for the installation of furnace and condenser as presente . Larson seconded the motion and the motion passed unanimously.

DOCUMENT REVIEW COMMITTEE:

Bucholtz reported that the committee had concluded to have the document re-typed for the next meeting on may 23, 2011. At this meeting they will set a time frame for presentation to the Board.

Review of current financials:

Schulz asked if there were any comments or questions regarding the March 2011 financials.

Larson inquired about an outstanding invoice from Centimark. Schulze said he wanted to defer decision on payment until next month in order to get Winston's input.

Schulze made a motion to accept the March, 2011 Financials as presented. Larson seconded the motion and the motion passed unanimously.

At this time there was discussion regarding a Landscape Modification Application for Unit 8 and 9 to remove one Juniper from the tree well and replace it with the proper type of Juniper. Schulze made a motion to approve the application as presented, Bucholtz seconded and the motion passed unanimously.

UNFINISHED BUSINESS

Unit 8 – Upper Deck Proposal: A water test will be conducted.

Unit 53- Replacement of Gutter Proposal: Schulze will look at and make recommendation. There will be an email vote.

NEW BUSINESS:

Irrigation Proposal: The various options were discussed;

- 1) Flow Sensor
- 2) Water Meter
- 3) Netafim Hydrometer.

Discussion centered on the purpose and expense of each option. It was decided that the need was unclear until after the Denver Water Board Audit and that perhaps the funds were better spent on our ground maintenance.

Specification Guidelines: Schulze stated that before going further he wants the Chairman of the ACC to review and make his comments.

MANAGERS REPORT:

The spreadsheet showing repair and maintenance needs throughout the community was discussed. There was some discussion about HOA verses Homeowner responsibility for some of the items on the list. It was noted that some of the minor back deck repairs were on decks that had been altered by the owners and what is the responsibility in these cases. Stevens spoke to past decisions and Schulze stated that it is his objective to adhere to the interpretation of our current governing documents.

Unit 57 Back Deck Repair: Still an open item and needs to be resolved.

Unit 30 Trim Board on Wing Wall: Needs to be repaired.

Unit 35 Crack in Drive-way: Contractor has been notified

Parking Permits: Two parking permits were discussed. It was noted that residents using guest parking continues to be a problem.

EXECUTIVE SESSION:

None was held

MEETING WAS ADJOURNED AT 8:37 P.M.