

HIGHLINE CLUB OWNERS ASSOCIATION

Board of Directors Meeting

Wednesday, May 18

Present - Board of Directors: Alan Bucholtz, Toni Larson, Hans Schulze, John Winston

Present - Owners: Rebecca Gregg (3), Leo Haas (14), Phil Faulkner (29), Norm Kushner (33), Joe Lucente (37), Carolyn Engelken (39), Pete Engelken (39), Bill Imbach (49)

Present – Management Company Representative: Ricardo Lases

Hans Schulze, President, called the meeting to order at 6:31.

Homeowner Forum:

Phil Faulkner reported on water usage in the buildings. Building 5 with units 22-25 has high water usage. A process is in place to find out why the usage is high. Owners will be contacted and encourage to check to see if there are any drips or leaks in their unit. They will also be encouraged to use leak detection kits. The water meter will be check also. The Denver Water Department will conduct a Water Audit on Friday, May 27. Units 40-45 and 46-50 have had high water usage from time to time as well.

The rain sensors have been turned off for now. The sprinklers are watering the property every three days. Since the winter was so dry, even with the rain, it is a good idea to attempt to “catch up” for the lack of moisture.

Rebecca Gregg reported there is a leak in the second floor bathroom of Unit 3. The problem apparently stems from inadequate drainage on the top floor balcony. This has occurred in previous years and attempts have been made to fix the problem, but it continues.

Gregg is watering the garden outside the property with water obtained from an outside source and has also provided the Association with a check to cover for 10 months any water used from Highline Club sources for this garden.

Norm Kushner brought up the issue of owners parking cars in guest parking areas. Schulze stated that the Documents Review Committee was addressing this issue. When the new declaration is adopted, the board should be more consistent in following it. The problems regarding unauthorized use of visitor parking by owners are: (1) disrespect of others, (2) not available for visitors, (3) continues as an issue, and (4) ambiguity around enforcing the provisions of all documents. A request will be sent to all owners to voluntarily not park in visitor parking. Adoption of a new declaration should serve as advanced notice going forward.

The regular meeting of the Association began at 6:56.

The minutes of the meeting of April 20, 2011, were approved with the following corrections:

Larson intended for the statement regarding placement of new furnace vents to be that when possible they should face out to the street to avoid the noise generated by these vents from going toward adjoining units.

The replacement of evergreen bushes was between units 8 and 9.

Landscape Committee:

Gregg (and the board) would like to thank everyone who has helped with the landscape work.

The planting of the island for the summer is completed.

Bark has been replaced as necessary in all unaltered borders.

Owners with altered borders should be sent a message to refresh these borders since they are responsible for them.

It was moved, seconded, and passed to allow an Autumn Blaze Maple to be planted in the southwest corner just beyond the property of unit 38. The owner of unit 38 is responsible for maintaining and watering the tree for the first year.

It was moved, seconded, and passed to allow a Buffalo Creeper to be planted in the area in front of unit 3.

It was moved, seconded, and passed to allow planting of the border area of unit 42 with a variety of plants. It was stipulated that the owner must keep all vegetation planted under control, especially the Catnip.

The slope area behind units 11 and 12 was discussed. Grass is difficult to grow in this area. The soil is acid, it is shady, and because of the slope there is a great deal of runoff with little moisture retention. This is a focal point for people entering the Highline Club. Suggestions for addressing the problem are: (1) install a drip system and vines, (2) use synthetic grass, (3) use railroad ties and terrace, (4) use mulch and terrace, (5) build a terraced rock wall. Bids on feasible alternatives should be gotten so the board can decide a possible course of action.

Documents Review Committee:

Bucholtz reported he hopes to hold the last meeting of the documents committee before presenting the recommendations to the board on Monday, May 23. Bucholtz stated that all committees are doing a very good job.

Schulze brought up the need to appoint an audit/budget committee. There is a list of repair and replacement items that need to be addressed and prioritized for future action. Schulze will send a message to the community asking for volunteers. A committee needs to address assets, sustainability, image, and financial matters. A reserve study was

completed in the early 2000s and could be used as background information for the committee. Potentially, the study could be updated.

Lases was asked to get a bid on repair/replacement of the pool fence and trim. Some boards are missing and the fence is not very stable. This could cause a safety hazard since intruders might be able to get inside the pool area.

Architectural Control Committee:

Leo Haas reported that the ACC had done an inventory of the steps and compiled a list of those most needing work. The board asked that the list be prioritize. The board will then get bids. The work will be paid for out the operating budget since it is a repair project.

The owners of unit 51 requested preliminary comments on a plan to extend their deck and to install a hot tub. A main concern is the weight of the tub and the ability of the structure to support it. The board also wanted to know where the tub would be drained since the chemicals used in such tubs are not good for vegetation. Other concerns included the amount of water usage (should there be a surcharge for extraordinary water usage?) and how will the board ensure the structure will be to code and done prudently. There was some concern that the deck extension would break the line of the back of the building. The first point was not answered and the second point should be taken care of through the city permit and building code process. The board agreed the owners could proceed but in the final application there needs to be a structural engineer certificate. The board still has to approve the final application.

The owners of unit 24 requested they be allowed to replace the cap on the privacy fence of their unit with matching white synthetic material. The request was approved.

Financials:

The money invested with RBC Wealth Management is to be moved from this investment company to Citywide Bank where CDs will be purchased. There were no other comments on the financial statements, and they were accepted as presented.

Unfinished Business:

It is still not clear what the problem is regarding leakage from the balcony of unit 8. The first steps to be taken include replacing the canister/canister ring, caulking the front edge of the balcony, and redoing the drain patch. As a side note, we need to make sure that repairs are down aesthetically the first time. The drain patch on the unit 8 balcony is very ugly and certain is a problem for the owner of the unit.

It was moved, seconded, and passed to replace the gutter on unit 53.

It was moved, seconded, and passed to complete the additional work on unit 57. This involves doing some finishing work on the deck.

It was moved, seconded, and passed to replace the splitting membrane on the balcony on unit 48 with a new material suggested by J&P roofing for the same price as the DeckRite material customarily used.

J&P should be contacted to review the problem of leakage in unit 3. Since the repair was done by J&P, they should be required to pull up the flooring on the top balcony and replace it with a drainage system that does not fail.

Centimark will be contacted and asked if they will consider splitting the bill for the roof repair on unit 14 since it is the belief of the board that the problem was created at the time of the roof replacement.

Lases stated that J&P has offered to donate all the paper products for the Highline Club's summer picnic.

Xcel has been called regarding a wire that is wrapped around a pipe at unit 43.

There is also an issue of the way Comcast replaced the grass behind building 9 after installing cable in several of the units in this building. Schulze has contacted Comcast.

An executive session was held from 9:02 to 9:18.

The fire department did the yearly inspection of the recreation area. There are no issues.

A letter must be sent to all owners requesting they certify they have working smoke detectors, carbon monoxide detectors, and fire extinguishers. The management company will send the letter.

There being no further business to come before the board, the meeting was adjourned at 9:22.

Respectfully submitted Toni Larson, acting secretary.