

HIGHLINE CLUB OWNERS ASSOCIATION
June 15, 2011- Board of Directors Meeting Minutes

PRESENT:

Alan Bucholtz, Diana Stevens and John Winston- Board of Directors

Leo Haas (unit 14), Rebecca Gregg (unit 3), Jackie Havel (unit 13), Suzanne Swafford (unit 57) Bonnie Shore (unit 8), Stacey Lewis (unit 24) Phil Faulkner (unit 29)-Homeowners

Call to Order:

Bucholtz called The Board of Directors Meeting to Order at 6:35 p.m. at the Highline Club Clubhouse, 9200 Cherry Creek South Drive, Denver, Colorado, 80231. A quorum was established.

Homeowner Forum:

Suzanne Swafford asked if someone could look at the front stairs of her unit and the "fall hazard" on the north side. Diana commented that she too experience a falling hazard and had asked John Winston to take a look at them. It was noted that the landing step is significantly higher than the other stairs and we need to look at the substructure and bring the stairs to code.

Rebecca Gregg commented on the 3rd level water intrusion, the numerous patches on the deck and that the deck does not drain properly. JF Roofing had looked at it and says the slope is incorrect. The problem continues to be an open item. Stevens brought up a number of problems with the deck of unit 57; she showed the other Board members several photos of the deck and its current unfinished state. Winston had also looked at the deck and also felt the work was sloppy, the wrong kind of lumber was used, and the work was not completed as stated in the proposal. two different types of siding on the inside. It was agreed to contact the contractor to correct the problems.

Stacy Lewis stated that there were carpenter ants in the patio wall between units 23/24 and wanted to make sure they were gotten rid of in the proper manner. Stacey also asked how to proceed with acquiring a parking permit for their third car.

Jackie Havel asked about the plan to enforce parking rules and clarification on permits and other issues pertaining to parking

APPROVAL OF MINUTES:

Bucholtz asked if there were any comments or corrections to the minutes from the May 2011 Board Meeting. Winston made a motion to approve the minutes as

presented. Stevens seconded and The Board Minutes from the May 2011 Board meeting were approved.

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE:

Rebecca commented that the flower planting was completed. Much had been placed in the necessary areas and the watering schedule was set-up. Rebecca will be in contact with JBK to insure we are on the properly advised water schedule.

Jackie Havel asked if there has been a solution to the water coverage problem behind unit 12.

Winson offered his compliments to Rebecca and the Landscape Committee stating the island and pots looked better than ever.

Phil Faulkner spoke to the irrigation audit but his report was tabled until next month as he had not received the formal completed report from Denver Water. Phil did comment that the work done in unit 25 seems to have corrected the water usage issue with that building.

DOCUMENT REVIEW COMMITTEE:

Buchholz commented that the Documents Committee did not meet as scheduled and the next meeting will be June 27, 2011.

ARCHITECTURAL CONTROL COMMITTEE:

Haas discussed the application from unit 32 for privacy area improvements. There was discussion regarding the need for a railing in front of the rock window well area. It was decided to look at city code and what is required. Winston made a motion to approve the application as presented with the conditions that it meets with all city code and a recommendation to install a safety railing. Stevens seconded and the motion passed.

Haas presented a list of non-compliance items in the community; it was decided to send the list to those owners directly involved and request that they take the necessary steps to correct the problems. Buchholz suggested a generic letter; Stevens stated that she felt individual letters should be sent with the specific problems being addressed. Winston made a motion to send a generic letter; Stevens seconded, motion passed.

Review of current financials:

There were no comments regarding the current financials. Winston made a motion to accept the financials as presented. Stevens seconded, Motion passed.

Unfinished Business:

Unit 8- Upper Deck Proposal:

The owner of Unit 8 has written a letter to the Board asking for resolution to the issue. Stevens commented that the found references dating back almost two years and that the issue had been continually postponed, while unsightly temporary repairs were made. During this same time frame several other deck membranes had been approved for replacement. Stevens made a motion to approve the replacement of the Deck membrane of unit 8 with the new suggested Gaco material. Winston seconded and motion passed.

NEW BUSINESS

2011-2012 Insurance Policy:

Bucholtz stated that we had received the package from Travelers and that there were no changes from last year. Winston made a motion to approve on the basis that there were no changes. Stevens seconded, Motion passed.

Repair of Steps proposal:

Haas presented a list of units and condition of stairs with suggested repairs. Haas suggested that the Board begin to acquire more specific estimates. Also to decide what we are going to fix this year. Bucholtz suggested we treat project much like the Driveway project with safety being the main issue and Homeowner pay for upgrades. It was decided that Winston and Haas would continue to evaluate.

Pool fence:

The various vendors who had looked at the pool fence all agreed that the entire fence need replaced, at this time cost is prohibitive and it was requested of management to move forward with acquiring bids for repair only.

Railing by Unit 29:

Stevens commented that the railing was not standard or consistent with any other railing in the community and that we would not approve for a homeowner to install. Stevens made a motion to replace the railing with our standard railing throughout the community. Motion died for lack of a second.

Draft of 2010 Financial Audit:

There were no questions or comments regarding 2010 Financial Audit. Stevens made a motion to accept as presented, Winston seconded and the motion passed.

Colors of Balcony Surface-Gaco Western Material:

Four possible colors were present for future second/third level deck membrane replacement. Stevens made a motion to accept two of the four colors. Winston

seconded and motion passed.

Proposal to Remove 2 Trees-Unit 36 & 30:

Stevens commented that in both cases the trees were planted by previous owners and were in what is termed "Altered Border" which Homeowners are responsible for and, that in past like situations the homeowner was responsible to such removal. Winston made a motion for the HOA to absorb the cost of removing these two trees and to accept proposal from JBK to remove the trees. Motion died for lack of a second.

Managers Report:

JP roofing had presented a list of recent roof and balcony leak issues. In all cases the repairs were considered minimal. Bucholtz asked that the minutes reflect that he did not participate in discussion, as his unit was one of the units involved.

EXECUTIVE SESSION

None was held

MEETING WAS ADJOURNED AT 8:48 P.M.