

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

Special Meeting of the Board of Directors

January 16, 2012

PRESENT:

- Board Members: Toni Larson, Alan Bucholtz, John Winston
- Property Manager: Ricardo Lases, West Star Property Management
- Residents: Bruce Jensen, Carolyn Engelken, and Jackie Havel

CALL TO ORDER: This special meeting of the Highline Club Board of Directors was called to order by Toni Larson on Monday, January 16, 2012 at 9:00 am. The meeting was conducted at the Clubhouse located on the grounds of the Highline Club at 9200 Cherry Creek South Drive in Denver, Colorado. A quorum was established.

The purpose of the meeting was to discuss and agree on a course of action for replacing Rick Moss's concrete stairs (Unit 25) and to address an additional revision to the re-drafted but as yet unapproved Declarations.

HOMEOWNERS FORUM: Jackie Havel questioned the need for this special meeting and Toni explained that the owner of Unit 25 had requested that he needed to know what course of action the Board would pursue pertaining to replacement of his stairs since it would impact his financial plans.

UNIT 25: CONCRETE STAIRS: Winston noted that Rick Moss (Unit 25) had informed him that he no longer was requesting that his front stairs be reconfigured to accommodate a storage enclosure off the inside of his garage, and that he would be satisfied if the stairs were redone as they are currently configured. Winston also relayed that Rick would assume responsibility of the cost to relocate the gas line inside his garage if the Association would assume the cost to repair the damaged interior garage wall adjacent to the stair unit.

Following discussion, Winston made a motion that the Association will replace Unit 25's front stair unit in its original configuration with the same composite stair material that is currently being employed for replacement of other front stair units (2011) this coming spring. The motion was seconded and approved.

REVISION OF DECLARATIONS: Board members discussed and agreed to update the "Replacement" definition to include the phrase, "new and/or improved material" within the definition of Replacement as noted on page 6, Section 6 of the proposed revised declarations.

ADJOURNMENT: With no further business, Toni adjourned the meeting at 9:40 am.