

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

WEDNESDAY, April 18, 2012 at 6:30 PM

Present

- **Board Member: Toni Larson, Mark Foster, Bruce Jensen, Nils Holtestaul**
- **Property Manager: Ricardo Lases, Weststar Management Corp**
- **Residents: Leo Haas - 14, Adele Linneman - 16, Suzanne Swafford - 57, Carolyn and Pete Engelken - 39, Hans Schulze - 43, Mary Repetto - 30, Dawn Eastman - 56, Rebecca Gregg - 3, Trish Brock - 2, Joan Persinger - 11**

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Toni Larson on Wednesday, April 18th, 2012, at 6:30 PM. 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.

SBSA Initial Report:

SBSA representative Liberty Lewis presented 3 renderings with a total of 5 siding alternatives with varying performance characteristics and price points. The different alternatives generated enthusiastic conversation. Ms. Lewis answered a number of questions from the homeowners in attendance. Toni Larson conducted an informal poll of the alternatives presented resulting in an interest in the various alternatives, but with an apparent preference for the current color and material scheme, with some interest in the EFIS material. Only Linear Foot and Square Foot price estimates were available for the meeting and a complex wide cost will not be known until plans are verified and a proper site calculation of labor and materials can be calculated for the entire project. SBSA will prepare color boards and will present the alternatives to the community at large at a future date. Insulation cannot be retrofitted cost effectively underneath the existing sheathing, but there will be thermal performance gains of various degrees in all of the alternatives. A brief discussion was held regarding window replacements at the time of the siding work. This will be the time to have windows replaced.

HOMEOWNER FORUM:

Mary Repetto addressed the board regarding the stairs at unit 30. Their condition was noted and the discussion was deferred until the Stair Project update on the agenda.

APPROVAL OF MINUTES: The minutes from the February 15th board meeting were approved. The minutes from the March 21st board meeting were approved.

COMMITTEE REPORTS

- Landscaping Committee, Adele Linneman delivered the Landscaping Committee report. The following issues were discussed.
 1. Water Sign Up list is in progress.
 2. The landscape committee may need more money for projects than what is budgeted. TL asked Adele to present a proposal for the Board to review. This will be addressed at a future board meeting.
 3. The Landscaping committee requested an outside spigot be installed at the clubhouse for watering purposes. The committee chair was referred to Weststar Management for the solicitation of bids.
 4. The board decided to delay a proposed high flow leak sensor until the sprinkler system goes through a larger upgrade.
- ACC Committee, Leo Haas delivered the ACC Committee report. The following issues were discussed.
 1. Unit 47 – Replacement of Windows and doors on the front of the unit were completed without an ACC application and board approval. The windows installed are of an approved type. The door installation looks like a good match and could become an approved insert. The homeowner will complete the application and the board will discuss at the May board meeting.
- Capital Improvements Committee
 1. Bruce Jensen delivered the CIC committee report. Nothing to report. There was a brief discussion of a letter to the community. Mary Repetto will review the letter and send it to John for final comments.

- **REVIEW CURRENT FINANCIALS**

- The financials were accepted, motion by BJ, 2nd by MF, approved unanimously. The board determined to review the current insurance policy to determine if any savings can be realized and if coverage is adequate. A meeting will be scheduled with the insurance broker to discuss coverage and cost.

- **NEW BUSINESS**

- Garage Door Repairs – Unit 1

Nothing has been heard from either owner. Weststar to contact the owner for status.

- Parking Rule Violations

Issue has been resolved

- New Rule – Pets (chickens)

No chickens allowed

- Installation of a Netafim Hydrometer

Board voted to delay until sprinkler controller upgrade, Motion by MF, 2nd by BJ, unanimous.

- Proposal for the Replacement of Balcony Membrane – Unit 51

Weststar Management will solicit a bid from a second contractor for the membrane replacement and also explore quantity discounts for multiple membranes bundled in one bid. Weststar will request that JP roofing and an additional contractor assess the condition of the membranes in the community to assess the magnitude of the membrane replacement project.

. Additional Items from the Board

- **UNFINISHED BUSINESS**

- Balcony Drain/Plumbing Repair Proposal – Unit 9

Approved, MF motion, BJ 2nd, TL abstained.

- Balcony Drain/Plumbing Repair Proposal – Unit 6

Approved, BJ motion, MF 2nd, unanimous

- Repairs – Unit 45, Wall top, Replacement of Balcony Membrane, Balcony Drain Replacement

Approved, NH motion, BJ 2nd, unanimous. Pending bundling with unit 51 and any other immediately required membrane repairs.

- Stair Project Update

The stair project can proceed. SBSA does not believe it will interfere with the siding project. Eagle Rock is expected on site next week to finalize the unfinished stair projects. Mary Repetto, unit 30, expressed concern for the condition of her unit's stairs.

Suzanne Swafford expressed concern regarding the ability of the HOA to fund the stair project.

The board will hold a special meeting after new bids have been obtained regarding the stair replacement projects and how to proceed.

- Siding Report/Updates

See the earlier paragraph.

- Discussion of Proposed Revised Declarations

The board forwarded the revised declaration to the HOA attorney for final review. The board anticipates final board approval of the revised declarations at the May board meeting.

- **MANAGER'S REPORT**

- No issues.

- **EXECUTIVE SESSION was held at which late payments were discussed.**

- **The meeting was adjourned at 9:21 PM.**