

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

WEDNESDAY, May 16, 2012 at 6:30 PM

Present

- **Board Member: Toni Larson, Bruce Jensen, Nils Holtestaul, John Winston**
- **Property Manager: Ricardo Lases, Weststar Management**
- **Residents: Leo Haas - 14, P - 16, Phil Orda - 51, Carolyn and Pete Engelken - 39, Terry Searles - 18, Mary Repetto - 30, Rob Cooney - 36,**

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Toni Larson on Wednesday, May 16th, 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.

HOMEOWNER FORUM:

Mary Repetto requested that the pool area be cleaned before the pool season and that the hot water be turned on.

APPROVAL OF MINUTES: The minutes from the April 18th board meeting were approved with changes made.

COMMITTEE REPORTS

- Landscaping Committee, No Landscape Committee report was delivered.
- ACC Committee, Leo Haas delivered the ACC Committee report. The following issues were discussed.
 1. Reviewed unit 9 ACC application for deck repair, approved.
 2. Reviewed unit 27, ACC application for door color, and measured lot line
 3. Reviewed unit 15, ACC application, for door color and window replacement
 4. Reviewed unit 40, patio modifications, approved.
 5. Reviewed unit 36, ACC application for deck rebuild, approved.
 6. Reviewed unit 22, Front Step rebuild
 7. Reviewed unit 25, Front Step rebuild,
 8. Participated in community walk around
 - a. Noted unit 14 stairs
 - b. Noted unit 51 rear deck motion sensors
 9. Unit 15 needs to have a couple of front step boards replaced. Handyman?
- Capital Improvements Committee

Bruce Jensen delivered the CIC committee Mary Repetto, unit was approved as the new committee chair. A new CIC mission statement will be presented to the board at the next meeting.

• REVIEW CURRENT FINANCIALS

- The financials were accepted, motion by MF, 2nd by JW, approved unanimously.

• NEW BUSINESS

- Electrical Issues and Improvements, Colorado Lighting

Rick Moss, unit 25, has volunteered to maintain the external lighting in lieu of Colorado Lighting. There was discussion regarding insurance, and access to the tall light posts. Approval of Rick was

delayed, and Rick was invited to the next board meeting to discuss the outstanding issues before his appointment can be approved.

The board requested that Ricardo will explore Handyman companies to provide less costly minor repairs around the community.

- Pool Party, unit 51

Phil Orda, unit 51, Phil requested to have a pool party to celebrate his 50th birthday on June 9th. The board decided to approve the event with the understanding that the pool would remain open for members of the community and that the band would end at 23:00. Phil is also responsible for the prompt clean up of the clubhouse and the pool area..

- Additional Items from the Board

The community insurance policy was reviewed by the board. It is a great policy.

- **UNFINISHED BUSINESS**

- Proposal for the Replacement of Balcony Membrane – Units 30, 45, and 51

Motion by BJ, 2nd JW, approved, MF abstained, total cost \$10,800 awarded to JBK roofing.

- Stair Project Update – Proposals – Units 23, 24, 30, and 34

Discussion surrounded the status of the unit 25 replacement, the board decided to vote electronically on the status of the remaining stairs once 25 was successfully completed. The board discussed the possibility of MG construction procuring the left over materials from Eagle Rock.

- Siding Report/Updates

SBSA will present updates on May 23rd.

- Discussion of Proposed Revised Declarations

The discussion surrounded the responsibility of the external lights and the home owner's responsibility. The board approved the modifications to the declarations to make the lights the responsibility of the individual homeowner, motion by JW, 2nd by MF, BJ and NH voted against. The declarations will be sent out to the community after attorney review and approval.

- Additional Items from the Board

- **MANAGER'S REPORT**

- No issues.

- **EXECUTIVE SESSION was held at which a covenant violation was discussed.**

- **The meeting was adjourned at 21:07.**