

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

WEDNESDAY, June 20, 2012 at 6:30 PM

Present

- **Board Member: Toni Larson, Bruce Jensen, Nils Holtestaul, John Winston**
- **Property Manager: Ricardo Lases, West Star Property Management**
- **Residents: Carolyn and Pete Engelken - 39, Mary Repetto – 30, Suzanne Swafford-57, Rebecca Gregg-3, Trish Brock-2, Cliff Rock-40, Julie Mason-50, Barb Coffey-22, Hans Schulze-43, Adele Linneman/Mark Mulvaney-16, Gail Sawko-35, Jackie Havel-13**

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Toni Larson on Wednesday, June 20th, 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:

Carol Engelken commented on the excellent clean up job after the pool party, Suzanne Swafford addressed the board regarding the status of the stair replacement of unit 57. Jackie Havel enjoyed the party hosted by unit #51 and commented on the condition of the grass.

APPROVAL OF MINUTES: The minutes from the May 16th board meeting were approved pending corrections.

COMMITTEE REPORTS

- Landscaping Committee, The landscaping committee has exceeded the budget for the year \$980.52 actual versus a budget of \$850. Workday has been planned for June 24th, clean up and planting. Work is to be followed by a picnic. Linenman was asked to get an estimate for dogwoods to be placed around the new wire covers.
- ACC Committee, No Report, Unit 27 Deck Replacement/Expansion Request, Motion to Approve BJ, Second JW, Approved, NH abstained.
- Capital Improvements Committee, No Report

REVIEW CURRENT FINANCIALS

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

NEW BUSINESS

- Replacement of Balcony Membrane Unit-27
Ricardo will request quantity discount from JP roofing. If Necessary delay until additional replacements are required.
- Ricardo to check with insurance company on potential roof damage after hail storm.
- Awning Replacement #3, #56, Motion JW, 2nd NH, approved, BJ abstained.
- Tree/Grind Stump Removal Proposals, Mountain High approved, Motion NH, 2nd BJ, email vote on pool area stump removal.
- 2013 Insurance Proposals, Travelers Proposal approved, Motion BJ, 2nd JW, unanimous
- Summer Potluck, Phil and Jennifer Orda-51 to be asked to coordinate.

- **UNFINISHED BUSINESS**

- Stair Project Update – Additional Stair Replacements were approved, Motion NH 2nd BJ, unanimous. Units 1,10,31,44,and 51 are to be replaced at a cost not to exceed \$30,000. In addition the “Trex” repaired stairs and unit 57 are to be repaired at a cost not to exceed \$2500.
- Siding Report/Updates

SBSA will host a field trip for the board and the CIC to look at a current project and investigate additional alternatives.
- Declaration Revisions

The board discussed briefly the dog leash rule. It was determined to leave the rule as is. Packets will be mailed as soon as possible by certified mail.
- Unit 58 – Structure and Plantings, Leo will help the owner measure the lot and continue to develop a plan.
- Unit 25 – The board discussed the location of the basketball hoop outside the garage. The board suggested moving the basketball hoop to one of the parking lots at the rear of the complex pending approval by the homeowners adjacent to the parking lot.

- **MANAGER’S REPORT**

- No issues.

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

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