

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Thursday, August 16, 2012 at 6:30 PM

Present

- **Board Member: Toni Larson, Nils Holtestaul, John Winston, Mark Foster**
- **Property Manager: Ricardo Lases, West Star Property Management**
- **Residents: ,Rebecca Gregg - 3, Leo Haas – 14, Adele Linneman / Mark Mulvany – 16, Joan Mason – 23, Norm Kushner - 33, Joseph Lucente - 37, Carolyn and Pete Engelken – 39, Julie Mason – 50, John Clark – 54, Suzanne Swafford.**

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

Adele Linneman requested that the board postpone the HOA party due to health issues in the organizing committee.

Suzanne Swafford requested that the board extend the pool season two weeks. Covered under new business. Suzanne also requested a new “redlined” copy of the declarations. This was discussed at length. Toni communicated that this is NOT possible and side by side comparisons of the old and the new declarations will be the only way to determine the changes made.

Norm Kushner requested that the HOA improve the minutes.

Suzanne Swafford requested that notes be taken at all minutes where any HOA business is conducted. Suzanne referred to new rules that may take effect in January 2013.

Mark Mulvany commented on the quality of the SBSA// RE Construction presentation thinking it was excellent.

Toni Larson stated that the association has several important issues to address and that name calling is counter productive.

APPROVAL OF MINUTES: The minutes from the July 18thth board meeting were approved, Motion MF, JW 2nd, all.

COMMITTEE REPORTS

- Landscaping Committee, a big thank you to all the watering volunteers. The committee is undertaking a review of the scope of work to be done by JBK.
- ACC Committee, Reviewed decks at units 8 and 54.
- Capital Improvements Committee, No Report.
- **REVIEW CURRENT FINANCIALS**
 - The financials were accepted, motion by MF, 2nd by JW, approved unanimously.
- **NEW BUSINESS**
 - Deck Repairs – Unit 54. John Clark, owner, to solicit bids for the repair of the deck at unit 54. John Winston and Leo Haas to assess the condition of all the original decks
 - Proposed Declarations
 1. Adele Linneman will gather questions from the community, deadline October 15th.
 2. Homeowners forum will be held on October 30th to answer the questions gathered, HOA attorney will be present.

3. New voting deadline will be November 21st.

Motion by MF, 2nd JW, unanimously approved

- Extend Pool Season, extended to September 16th, motion by MF, 2nd NH, unanimously approved.

- Postpone Party, party postponed, new date to be determined, motion by MF, 2nd JW, unanimously approved.

- **UNFINISHED BUSINESS**

- Stair Project Update

- The stair project is completed. Light touch up remains to be done.

- Siding Report/Updates

- Financing options are being explored. Private financing considered as an option to be explored.

- **MANAGER'S REPORT**

- No issues.

- **EXECUTIVE SESSION was held at which covenant violations were discussed.**

- **The meeting was adjourned at 20:15**