

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday October 17, 2012 at 6:30 PM

Present:

- Board Members: Toni Larson, Bruce Jensen, Hans Schulze
- Property Manager: Ricardo Lases, Weststar Management
- Residents: Rebecca Gregg (unit 3), Mark Foster (unit 45), Phil Faulkner (unit 29), Adele Linneman (unit 16), John Clark (unit 54), Anders Ingemarson (unit 48)

Call To Order: The Highline Club Board of Directors meeting was called to order by Toni Larson on Wednesday, October 17, 2012 at 6:30 PM at the clubhouse on the grounds of the Highline Club located at 9200 Cherry Creek South Drive, Denver Colorado. A quorum was established.

Prior to the forum, Toni Larson stated for the record that Mark Foster resigned from the board and that Hans Schulze was approved by the board, via electronic communication, to fulfill his term.

HOMEOWNER FORUM:

Mark Foster inquired about community meetings to discuss the siding project. The Community Conversation Meetings have been rescheduled for October 25 and November 8 at the Hamilton Elementary School beginning at 6:30 PM. As soon as SBSA concludes their building inspection, a community meeting will be scheduled to discuss the findings.

Phil Faulkner inquired about SBSA's schedule of inspection at building 6 so that he could coordinate their work with the contractors that will repair his patio door and frame.

APPROVAL OF MINUTES: Toni Larson asked Ricardo Lases to make several minor corrections that did not change the facts of the minutes. Subject to the corrections the minutes were approved. Bruce Jensen motioned to approve the minutes pending changes. Toni Larson seconded. Motion passed unanimously.

Anders Ingemarson requested that an update be given regarding the approved heat tape on unit 47. The board discussed the need to install an outside outlet on unit 47 which JP Roofing estimated would cost \$700. Rebecca Gregg recalled a similar situation where it was suggested to run electricity from an outside light to accommodate the need. The board approved running electricity from an outside light if the cost does not exceed \$300.

COMMITTEE REPORTS:

Landscaping Committee

- Adele Linneman informed the board of various jobs performed by members of the committee on various dates during the month.
In her opinion one of the trees in the pool area is diseased. Ricardo Lases was instructed to have JBK give an opinion about the health of the tree.
- Ricardo Lases mentioned that an outlet was installed in the center median to accommodate holiday decorations.
- Adele Linneman brought up the work required on the mulch bed between units 10 and 18. After discussing the issue, Bruce Jensen motioned to accept JBK's bid in the amount of \$285, to remove the remaining metal edging, and install galvanized metal edging to connect the mulch bed to the rock bed. Hans Schulze seconded and motion was voted in the affirmative unanimously.

Architectural Control Committee

- Unit 44 requested the installation of fresh air vents as required for the installation of a new furnace. The vents will be located on the west facing wall of unit 44, within the unit's private exterior space. Bruce Jensen motioned to allow the installation and Toni Larson seconded. The motion was passed unanimously.
- Unit 29 has requested an emergency approval for the replacement of the rotten patio door jamb due to the inclement weather due next week. The owner will coordinate the personal contractor with the contractor hired by the HOA to inspect the status of the siding and underpinnings of various buildings. Based on the contingency that the door jamb, the doors and all trim that needs replacement will be identical to the existing material, Bruce Jensen motioned that the unit owner proceed with work to replace the door jamb. Hans Schulze seconded and the motion passed unanimously.

Capital Improvement Committee

- Bruce Jensen informed the board that a meeting will be held to discuss the tennis courts next month.

Communication Committee

- A community forum will take place at Hamilton Middle School on October 25, 2012 at 6:30 pm to discuss the replacement of siding of all buildings in the Highline Club. Board members are encouraged to attend.

REVIEW CURRENT FINANCIALS

- Bruce Jensen motioned to accept the monthly financial statement and Toni Larson seconded. The motioned passed unanimously.
- Hans Schulze volunteered to start the process of developing a budget for the year 2013.

NEW BUSINESS:

- Unit 27 requested repair of the membrane of the front balcony. After discussing the proposal submitted by J&P Roofing, Hans Schulze motioned that the membrane of the front balcony be replaced with Gacoflex Walking Deck by J&P Roofing at a total cost of \$3,957 including replacing, trim, and paint as needed. Bruce Jensen seconded and the motion passed unanimously.
- The stair light of units 46 and 54 do not have sensors. Hans Schulze motioned that Colorado Lighting install the mentioned sensors for a total cost of \$533.58. Bruce Jensen seconded.
- The board reviewed proposals from four vendors to repair or replace the rear, elevated patio deck of unit 54. The estimates for replacement ranged from \$4,100 to \$8023, and only one vendor quoted a repair solution. Since the quotes had such a wide range, the board requested Leo Haas to inspect the patio deck, and with his recommendation, the board will vote electronically.

MANAGERS REPORT:

- No major items were discussed.

EXECUTIVE SESSION:

- One item of legal nature was discussed.

On October 29th 201 a community meeting will be held at 6:00 p.m. to discuss the recommended changes to the existing Declaration Of Covenants, Conditions, Restrictions and Easements.

Due to the Thanksgiving Day weekend, the next monthly board meeting has been moved to Monday, November 19th 2012 to insure a quorum.

ADJOURNMENT:

- The meeting was adjourned at 8:01 p.m.