

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday December 19, 2012 at 6:30 PM

Present:

- *Board Members: Toni Larson, Bruce Jensen, John Winston, Hans Schulze*
- *Property Manager: Ricardo Lases, Weststar Management*
- *Residents: Rebecca Gregg [unit 3], Pete Engleken [unit 39], Bill and Victoria Imbach [unit 49], Cliff Rock [unit 40]*

Call To Order: *The Highline Club Board of Directors meeting was called to order by Toni Larson on Wednesday, December 19, 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.*

HOMEOWNER FORUM:

Toni Larson mentioned the proposed elementary school that would be constructed in open space not far from the Cherry Creek Bike Trail and Havana.

APPROVAL OF MINUTES: *John Winston motioned to approve the minutes of the November board meeting, and Bruce Jensen seconded. The motion passed unanimously.*

APPROVAL OF BUDGET MEETING: *Bruce Jensen motioned to approve the minutes of the special meeting called to discuss the budget, and John Winston seconded. Motion passed unanimously.*

COMMITTEE REPORTS:

Landscaping Committee

- *Ricardo Lases was instructed to have JBK give an opinion about the health of the tree in the pool area.*
- *Special mention and thanks to Richard Moss for his work in the center median to accommodate holiday decorations.*
- *Special thanks to Roseanne Schulze for organizing the community progressive dinner.*

Architectural Control Committee

- *Unit 45 requested approval of the installed fresh air vents as required for the installation of a new furnace. The vent is located on the north facing wall of unit 45. Bruce Jensen motioned to approve the installed vent and John Winston seconded. The motion passed. Toni Larson voted no based on the failure of unit 45 to file the proper application for exterior modification prior to installation.*
- *Investment in and installation of solar panels was discussed in a general manner. Further examination is needed to determine the proper course of action.*

Capital Improvement Committee

- *Bruce Jensen informed the board that a meeting will be held to discuss the tennis courts after the holidays.*

Communication Committee

- *Two community forums will take place in January, with one on January 10, 2013, to discuss the replacement of siding of all buildings in the Highline Club, and the other on January 16, 2013, to discuss possible options to finance the project, both to be held at Hamilton Middle School at 6:30pm. Community members are encouraged to attend.*

REVIEW CURRENT FINANCIALS

- *John Winston motioned to accept the November financial statement and Bruce Jensen seconded. The motion passed unanimously.*

NEW BUSINESS:

- *Unit 30 requested the installation of a heating cable for the balcony drain pipe. John Winston motioned to have JP Roofing change the slope of the drain pipe. Hans Schulze seconded. The motion passed unanimously.*
- *Unit 38 requested repair of the balcony that is the source of water intrusion into the bathroom but also requested a second bid. The property manager was requested to obtain a second bid.*
- *The board reviewed Weststar proposed management contract for 2013. John Winston motioned to approve the management contract and Bruce Jensen seconded. The motion passed unanimously.*

UNFINISHED BUSINESS:

- *An addition to the Second Amendment and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highline Club which would replace the current and enforceable First Amended Declaration, was discussed. The added language would require 60% of the individual units to agree to an amendment to the Declaration. This would be consistent with the vote required for special assessments, which is included in the proposed Second Amendment. Bruce Jensen motioned to make the change and Hans Schulze seconded. The motion passed unanimously. The proposed Declaration will be voted on at the Annual Meeting in January.*
- *Hans Schulze motioned to send samples of growth found after removing siding by SBSA to an industrial lab for diagnoses. John Winston seconded. The motion passed with Bruce Jensen voting against the motion.*
- *The next board meeting will take place on Monday, January 21, 2013.*

MANAGERS REPORT:

- *No major items were discussed.*

EXECUTIVE SESSION:

- *One item of legal nature was discussed.*

ADJOURNMENT:

- *The meeting was adjourned at 8:15 p.m.*