

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Monday, January 21st 2013, at 6:30 PM

Present

- **Board Member: Toni Larson, Nils Holtestaul, John Winston, Bruce Jensen, Hans Schulze**
- **Property Manager: Ricardo Lases, Weststar Management**
- **Residents: ,Rebecca Gregg - 3, Jackie Havel – 13, Mark Mulvaney – 16, Stacy Lewis - 24, Phil Faulkner – 29, Margaret Rodgers – 32, Pete Engelken – 39, Suzanne Swafford – 57.**

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Toni Larson on Monday, January 21st, 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:

Suzanne Swafford

1. Why has Ricardo attended the community forums, why has he been paid? TL responded that it is essential that Ricardo is aware of what transpires in the community.
2. The importance of paper work retention. Suzanne might have some of the missing paperwork relating to the declarations update of 2007.
3. Ask the previous attorney for any files in her possession. HOA to pay for any necessary search costs.

Mark Mulvaney

Declarations were amended the summer of 2006 and approved at the annual meeting Feb 2007.

Mark and Suzanne will search their records for any documentation.

Jackie Havel

What is the status of Hans Schulze's board position? There are three open board positions to be filled at the annual meeting. Bruce, Hans and Nils are all filling remaining terms of previously vacated positions.

APPROVAL OF MINUTES: The minutes from the December 19th board meeting were approved.

COMMITTEE REPORTS

- Landscaping Committee, Rebecca Gregg delivered report,
 1. Removal of Christmas decorations
 2. Chairman resignation, the committee will nominate a new chairman for board approval.
 3. Phil Faulkner discussed water usage, and the high consumption rate in units 11-17, recommend that the Denver Water do a usage audit, and to determine if there is a leak. Motion JW, 2nd HS, approved unanimously.
- ACC Committee, Pete Engelken inquired about Solar Panel Installation.
- Capital Improvements Committee, No Report. No new work until the envelope project is settled.
- Communication Committee, meeting have been completed. Notes from the 1st meeting has been sent out, notes from the 2nd and 3rd meetings should be sent out this week.

• REVIEW CURRENT FINANCIALS

- Discrepancies were found in the 2010 and 2011 carry over amounts. Postponed until the February board meeting. 2012 will be approved then.
- Investigate Snyder as a provider for a less expensive community lighting contract.

NEW BUSINESS

- Annual Meeting, no issues.

- **UNFINISHED BUSINESS**

- Envelope Project

1. Request that SBSA develop a 5 year maintenance plan, or if unable find a different firm to develop a 5 year maintenance plan for the siding. No stairs, membranes or back decks to be included. Motion HS, 2nd JW, unanimously approved. To be presented at the March board meeting.
2. Dexter Writer and Larry Eastman are developing an alternative maintenance/repair plan to be presented at the March board meeting.

- #38 membrane repair, awaiting 2nd bid.

- **MANAGER'S REPORT**

- No issues.

- **EXECUTIVE SESSION** was held to discuss Owner financial situation.

- **The meeting was adjourned at 20:40**