

Highline Club Owners Association

Annual Meeting at the Hamilton Middle School, January 28th, 2013 - 6:30pm

Call to Order: The Highline Club Owners Association's annual meeting was called to order on Wednesday, January 28th at 6:32pm. The meeting was conducted at the Hamilton Middle School located at 8600 East Dartmouth Ave., in Denver, Colorado.

Roll Call: 37 Highline Club owners signed the attendance sheet, with 15 proxies from absent owners. A quorum was established.

Approval of Minutes: Pete Engelken #39 moved to approve the minutes, seconded by Earl Pitzer #20. Minutes were unanimously approved.

President's Report: Toni Larson #9 recapped the board activities in 2012 with an emphasis on the re-writing of the declarations and conducting the building envelope study.

Committee Reports:

- ACC, Leo Haas

Our efforts on the Architectural Committee have been to support the declarations of the community and to assist the Board and home owners in the application of these declarations. The intent has been to maintain as best as possible consistent architectural features of the community.

In this effort the committee desires to work with home owners and the Board to assure that projects use best practices including but not limited to appropriate codes, licenses, materials and design to enhance the overall value of the community. Our number one goal is to first assure the safety of homeowners and guests.

This past year we have sought out an acceptable window manufacturer and design that has been pre approved. This effort was first to make it easier for home owners to make the needed improvements and at the same time not eliminate the flexibility of home owners to choose alternate products.

The committee has identified alternative and creative solutions for home owners who want to install solar panels. This potential solution is a win win for the community and home owners in that it is possible to participate in new technology, reduce long term energy cost and not change or alter the appearance of the community. Again the attempt has been to find common ground for home owners and the community.

With assistance from Board members we have developed language that (hopefully) communicates how to receive approval to install communication devices or satellite dishes. They are not to be attached to the buildings and instructions for installation on the flat roofs are available.

We have been active in supporting the efforts of the Board in the analysis and process in determining the best long term solution for maintaining the value of the structures in the community.

We have made attempts to develop a base line for items in the community including, stairs, decks, driveways, balcony membranes (to come)

With this knowledge we can hopefully provide input to the Board for budgeting and planning. We desire to apply common sense and fiscal discipline by supporting repair and or replacement of some of these items mentioned where appropriate. Our operating methods are to recommend replacement where necessary and repair and maintenance where appropriate. Again, safety is our number one concern.

We try hard to be open and listen and to investigate concerns raised by home owners, the management company, and the Board. We have been under stairs, on roofs and balconies, walked decks and really tried to give a good effort in providing our best assessment of situations we have been asked to investigate.

We ask home owners to submit an ACC application for any and all exterior modification, repairs and changes that are the responsibility of the home owner. This applies to home owners who believe they are replacing like items including windows, doors, etc. Think ahead and plan.

We have paint that can be used by home owners for small touch-up jobs.

We would ask all home owners to understand that each of us on the Architecture Control Committee and the Board are also Home Owners and we need to work together in a positive manner to make this a sustainable community.

- Landscape, Gail Sawko #35

The Landscape committee volunteers participated in a number of activities in 2012 including but not limited to Ground Cleaning, Planting, Christmas Decorating and many others.

The Landscape committee is looking for a new chairperson and members.

The committee requests that Border maintenance be owners responsibility. Decorative bark specifications are on the HOA web site.

- CIC, Mary Repetto #30

The CIC committee worked to identify projects that need to be completed in the community, identify their cost and to prioritize them. The projects considered include the building envelope project, tennis court refurbishment, clubhouse updates, storm drains and streets. These were sent to the board for it's consideration.

- Communications, Stacy Lewis #24

The communications committee was formed in the fall of 2012 to facilitate communications between the board and the community, especially in regards to the Building Envelope project. Three community townhall meetings were held in December and January to gather input from the community.

- Holiday Party, Roseanne Schulze #43,

Approximately a third of the community participated in the annual holiday party. It was a great time.

Financial Update: Hans Schulze #43, Treasurer, briefed the community on the current status of the financials. Hans discussed the status of the operating budget and the reserves.

Declarations: New Declarations were voted on by paper ballot. 39 units voted against. New Declarations were NOT adopted.

Election of Board Members: Current board members are Toni Larson, John Winston, Hans Schulze, Nils Holtestaul, and Bruce Jensen. Bruce, Nils and Hans terms are complete and need to be filled. Hans, who was appointed in 2012, volunteered to continue and was approved to fill a three (3) year term. Bruce Jensen, Phil Faulkner and Peggy Rodgers were nominated to fill remaining vacant board positions. Bruce Jensen declined the nomination. Phil Faulkner, for a three year term, and Peggy Rodgers, for a two year term, were elected to fill the remaining positions.

Adjournment: The meeting was adjourned at 7:32pm.