

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday May 15, 2013 at 6:30 PM

Present:

- Board Members: John Winston, Phil Faulkner, Cliff Rock, Rick Moss
- Property Manager, Ricardo Lases, Weststar Management
- Residents: Jackie Havel #13, Leo Haas #14, Stacey Lewis #24, Pete & Carolyn Engelken #39, Peggy Rodgers #32, Terence Searls #18, Nancy McCahill #42

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by John Winston on May 15, 2013 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, Denver, CO. A quorum was established.

HOMEOWNERS FORUM:

- Several members said they were not receiving copies of the Board Minutes
- Pete Engelken said that the mailboxes were in need of a cleanup and paint

APPROVAL OF MINUTES: Rick Moss moved and Phil Faulkner seconded that the minutes of the April 16, 2013 Board Meeting be approved as submitted. Motion passed unanimously.

COMMITTEE REPORTS:

Landscaping Committee:

- To date, no one has volunteered to be the Landscape Committee Chairman, although we have a number of volunteers to be members of the Committee.
- Rick Moss will send out an email and host the first meeting in the hope of getting the landscaping started and finding a Chairman for the Committee.
- Phil Faulkner continues to monitor the water usage

ACC Committee:

- Leo Haas said that the compressor will be replaced under the rear deck of Unit 55

Capital Improvements Committee:

- The Committee is waiting for a Community vote on the replacement of siding and will then adjust its Capital Improvement Plan

Communications Committee: No Report

FINANCIAL REPORT: The Audited Financial Statements were prepared and submitted by L.R. Compton II, LLC. These statements balanced and cleared up the previous discrepancies. Cliff Rock moved and Rick Moss seconded that the Financials be approved as submitted. Motion passed unanimously.

NEW BUSINESS:

- Rick Moss had suggested that the gutters were in need of cleaning. J&P Roofing, Inc. submitted a bid to clean the gutters and downspouts of all buildings and the clubhouse; make minor repairs as needed; seal end caps; reconnect loose downspouts; and propose costs for more substantial repairs or replacements for \$1,550. Phil Faulkner moved and Cliff Rock seconded that the Board hire J&P Roofing to do the job as bid.
- An exterior light on the East side of complex is in need of repair. Colorado Lighting submitted a bid of \$1,310.12 to fix the light. Rick Moss suggested having them bring back the light so that he could assess the damage and ascertain if he can repair it. Rick will report to the Board by email with a recommendation of whether it can be repaired or we should accept Colorado Lighting's bid.
- The 2013 Stair Replacement Program had identified Units 4, 7, 28, 33, 42, 43, and 59 as most in need of replacement. MG Construction, who has previously replaced the stairs, bid \$4,900 for the small stairs and \$6,800 for the large one. Phil Faulkner moved and Rick Moss seconded that these seven units be replaced by MG Construction at a cost not to exceed \$34,300. Motion passed unanimously.
- Ricardo Lases informed the Board that the Property Insurance through Travelers was going to increase approximately \$10,000 more than last year's premium of approximately \$31,000. Ricardo will check with other companies and renegotiate with Travelers in an attempt to reduce the premium. The policy expires in July.

UNFINISHED BUSINESS:

- There was a lengthy discussion of a letter drafted by John Winston that he proposed be sent to the Highline Community regarding the siding project. The Board was not in agreement regarding certain contents of the letter and agreed to have a working session to submit proposed changes in an effort to achieve Board approval for a letter explaining the siding project and possible alternatives. It was a consensus of the Board that some sort of communication regarding the siding project needs to be sent to the Community with a vote on the issue scheduled to be held in mid-June.

CORRESPONDENCE: None

EXECUTIVE SESSION: None

ADJOURNMENT:

Rick Moss moved and Phil Faulkner seconded that the meeting be adjourned. Motion passed unanimously at 8:45 pm.

NEXT MEETING: June 19, 2013