

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday June 19, 2013

Present:

- Board Members: John Winston, Phil Faulkner, Cliff Rock, Rick Moss
- Property Manager, Ricardo Lases, Weststar Management
- Residents: Rebecca & Bruce Jensen #3, Leo Haas #14, Stacey Lewis #24, Pete & Carolyn Engelken #39, Mark Mulvany #16, Susan Writer #58, Peter Sawko # 35, Bill Imbach #49, Peggy Rogers #32, Earl Pitzer #20, Mary Repetto #30

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by John Winston on June 19, 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:

- Units 16 & 26 need paint on the deck/patio cap trim board. Leo Haas to follow up and report to Board
- General maintenance and siding replacement was discussed. There was a need expressed by many that a longer term plan for general upkeep is needed. Several residents expressed that the tennis courts are an eye sore and a plan to repair or demolish should be addressed soon. The Board determined that the next step must be a vote on the Building Envelope/Siding Project and this should be done in the next month, then the tennis court issue can be addressed along with a general maintenance plan.

APPROVAL OF MINUTES: Phil Faulkner moved and Cliff Rock seconded that the minutes of the May 15, 2013 Board Meeting be approved as submitted. Motion passed unanimously.

COMMITTEE REPORTS:

Landscaping Committee:

- There is still no one who has volunteered to be the Landscape Committee Chairman. Some flowers have been planted and a watering schedule is in place. Some trees and dead branches need to be removed.
- Phil Faulkner reported that irrigation can occur 3 days per week, if we stay below our allocated amount of water usage of 65% of last year's irrigation usage.

ACC Committee:

- Ratification of applications for homeowner replacement of AC Condensers at Units 2, 39, and 55 were approved by the Board via email
- Leo Haas recommended the approval Unit 26 application for window replacement. Rick Moss moved and Phil Faulkner seconded that the window application be approved. Motion passed unanimously.

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, but Stacey Lewis agreed to review the letter to be sent to all unit owners regarding the upcoming vote on the Building Envelop/Siding Replacement.

FINANCIAL REPORT: Although Hans Schulze is recovering from surgery, he has reviewed the Financial Report and recommended not to approve them at this time. Approval of the Financial Report was deferred until the next Board Meeting.

NEW BUSINESS:

- Ricardo Lases reported on his negotiations with the insurance companies regarding Highline Club's Property and Casualty Insurance Coverage for 2013-2014. The current policy expires July 1, 2013. Suzanne Swafford has agreed to help the Board evaluate the insurance proposals and contact the companies directly. The Board agreed to table any decision on the insurance until after it could meet with Suzanne.
- Leo Haas and John Winston have looked at the balcony membrane on Unit 47 and are recommending that it be replaced. Cliff Rock moved and Phil Faulkner seconded to have J&P Roofing replace the balcony membrane of Unit 47 per their proposal of June 13, 2013. Motion was passed unanimously.
- Unit 46 has water leaking from the roof into the shower and water intrusion into the basement. J&P Roofing suggested the replacement of the collection box and repairs to the roof not to exceed \$1,850. Rick Moss moved and Phil Faulkner seconded to have J&P Roofing proceed with the repairs on Unit 46 per their email proposal of June 13, 2013. Motion passed unanimously.
- Unit 10 has water ponding on the roof. J&P Roofing proposed to lower the drain not to exceed \$1,000. Rick Moss moved and Phil Faulkner seconded to lower the drain, but to postpone the gutter repair until it could be evaluated. Motion passed unanimously.
- The Board agreed to make a list of the dead branches and trees that need to be removed and have Ricardo Lases obtain bids for the work, and the Board could approve by email.

UNFINISHED BUSINESS:

- The Board agreed to amend the letter to the community regarding the Building Envelope/Siding Replacement. Members who want to suggest changes to the letter should send their recommendations to John by this weekend (June 23). Phil Faulkner moved and Rick Moss seconded to send out the amended letter to the Highline Club community and to schedule an up or down vote on the Building Envelop/Siding Replacement issue by mid-July. Motion passed unanimously.

EXECUTIVE SESSION: None

ADJOURNMENT:

Rick Moss moved and Phil Faulkner seconded that the meeting be adjourned. Motion passed unanimously at 8:55 pm.

NEXT MEETING: July 17, 2013