

HIGHLINE CLUB OWNERS ASSOCIATION

July 16, 2013 Siding Replacement Meeting Minutes

- 1. CALL TO ORDER:** The Highline Club's Siding Replacement Meeting was called to order by John Winston on July 16, 2013 at 6:30pm. The meeting was conducted at the Hamilton Middle School located at 8600 East Dartmouth Ave., in Denver.
- 2. ROLL CALL:** 47 Highline Club home owners were in attendance together with 13 proxies from absent owners. A quorum was established.
- 3. INTRODUCTION:** John Winston, board president, presented a summary of the Siding Project Replacement Project based on the study by SBSA commissioned by the previous Board. SBSA recommended the replacement of siding and trim including installation of a weather resistant barrier and replacement of deteriorated sheathing.

Cost estimates for complete siding replacement with products including Hardie Board, Vinyl, Werzalit, and Aluminum ranged from \$2.2 million for vinyl siding to \$3.7 million for Werzalit siding. These estimates included a contingency for unknown defects

A recommendation for the replacement of the current building façade with Hardie Board siding and trim to be completed in a single construction phase was presented. The required assessment per unit would be about \$43,500.00.

- 4. HOMEOWNERS FORUM:** John Winston opened the floor for questions and concerns from homeowners.
- 5. VOTE:** The Siding Replacement vote took place by paper ballot. 41 units voted against. The Siding Replacement Project did NOT pass.
- 6. ADJOURNMENT:** Following the vote the meeting was adjourned.