

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday, November 20, 2013

Present:

- **Board Members:** Phil Faulkner, Cliff Rock, Hans Schulze, Mary Repetto
- **Property Manager:** Ricardo Lases, Weststar Management
- **Residents:** Leo Haas - 14, Mark Mulvany - 16, Roseanne Schulze-43, Peggy Rodgers – 32, Stacy Lewis – 24, Pete and Carolyn Engleken-39

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, November 20, 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 in Denver Colorado. A quorum was established.

HOMEOWNER FORUM: No new issues discussed

APPROVAL OF MINUTES: The minutes from the October 16, 2013, board meeting were approved unanimously.

COMMUNITY UPDATE/CURRENT FINANCIALS

- October financials unanimously approved
- Hans prepared a review of the 2013 financials using estimates for November and December that showed a deficit of \$21,900 due to the following unexpected expenses:
 - A) Water/sewer repair on Unit 19 = \$13,000
 - B) Tree pruning and removal = \$15,000
 - C) Insurance increase = \$14,000
 - D) JP Roofing repairs due to 9/11/13 storm damage = \$8,000
 - E) Some monies had been set aside so the final deficit = \$21,900
- \$15,000 had been borrowed from the Capital Reserve account to pay for operating expenses and these monies need to be repaid by 12/31/2013
- A supplemental assessment of \$650 is required to cover shortfall, but since other shortages are known to be coming in 2014, Stacy Lewis and Peg Rodgers suggested \$1,000 assessment amount. After further discussion the Board, except for Cliff Rock, approved the \$1,000 amount to be due and payable by 1/31/2014. A formal letter will go out to the community describing the need for the assessment. (Hans made the motion which was seconded by Mary)
- The Board unanimously approved a dues increase of \$100. Effective 1/1/2014 the new monthly dues will be \$450. (Hans moved to make the increase and Cliff seconded)
- A letter will be drafted and sent to the homeowners explaining the supplemental assessment of \$1,000 and the need for a dues increase to \$450.
- Leo Haas discussed Vision 2020. On November 9, 2013, the ACC once again reviewed the condition of the buildings. They did a physical inspection and noted that an inspection from the rooftops would be required to determine the actual condition of parts of the property that cannot be inspected from ground level. Discussions have taken place with J&P Roofing to get a bid to have aerial pictures taken by them, hopefully before the January, 2014, annual meeting so that better estimates for the special assessment can be made.
- There were no big surprises in the 11/9/13 review:
 - A) A number of wing walls needing work
 - B) A number of decks to repair/replace
 - C) Poor trim is causing many of the siding problems. The flat trim on the upper balconies will be replaced in order to prevent further siding problems.
 - D) Paint may be all that is needed on some of the buildings
- Carolyn Engelken suggested the tennis courts be replaced with pickle ball courts and 15 urban garden plots. Mary Repetto shared that many of the residents did not want gardens because for much of the year the space is unattractive and how will we handle if people don't take care of them.
- The Board has studied the possibility of pickle ball courts vs. tennis courts as pickle ball has become very popular in many communities.

COMMITTEE REPORTS

- Landscaping Committee – No formal report. Davey Tree currently doing pruning and tree removal. The committee will review work done on November 23, 2013.
- ACC Committee – See above for Leo's discussion
- Capital Improvements Committee – no discussion
- Communications Committee – no updates

- **NEW BUSINESS**
 - Unit 57 wants a small area repaired in the garage ceiling. The Board stated that it is a homeowner responsibility to make interior repairs and then unanimously voted that it is the homeowners' responsibility to make interior repairs.
 - The 2013 Financial Audit Proposal was unanimously approved
 - The fall gutter cleaning proposal was unanimously approved
 - The multiple proposals to repair 10 sets of steps are still under review. A detailed Statement of Work is needed.
- **UNFINISHED BUSINESS**
 - The sewer repairs on Units 19 & 20 have been ratified
 - A working session for the Board will be scheduled in early December
- **MANAGER'S REPORT**
 - No issues.
- **EXECUTIVE SESSION**
- **The meeting was adjourned at 8:36pm**