

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday, April 16, 2014

Present:

- **Board Members:** Phil Faulkner, Hans Schulze, Mary Repetto, Rick Moss, Tony Taylor
- **Property Manager:** Ricardo Lases, Weststar Management
- **Residents:** Leo Haas - 14, Suzanne Swafford – 57, Stacy Lewis – 24, Pete and Carolyn Engelken – 39, Sharon Mohr – 60, Susan and Jeff Zacharakis – 45, Roseanne Schulze-43, Peggy Rodgers – 32, Peter Sawko – 35, Earl Pitzer-20,

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, April 16,, 2014, 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:

- Discussion of wasp nest removal and homeowner responsibility
- Concern over cars exceeding 15mph speed limit
- Discussion over replacement of light bollards, costs and aesthetic appeal
- Pedestrian gate near Unit 6 not locking properly
- Strangers on our campus raised the suggestion for a Neighborhood Watch program
- Request made that wild animals not be fed due to raccoons
- Homeowner request to paint and caulk around unit. No need for Board approval.
- Submission of a request/mission statement to reform the CIC to be taken under advisement

APPROVAL OF MINUTES: The minutes from the March 19, 2014, board meeting were approved unanimously. Tony Taylor motioned, Phil Faulkner seconded.

COMMITTEE REPORTS

- Landscaping Committee:
 - A) A number of projects have been identified that will need to be done by JBK or during a community work day
 - B) Border area outside privacy fence – need clear definition of responsibility and aesthetics, i.e, what the borders should look like, should contain, etc. This generated a discussion about inconsistencies among by-laws, rules and dees and the need to correct.
 - C) Best trending on water usage since tracking began.
- ACC Committee – J&P Roofing will be on site to help define the scope of work needed for building repairs.
- Communications Committee :
 - A) Plans for a newsletter, forums, posting signs to announce meetings, definition of homeowner responsibilities and more discussed.

CURRENT FINANCIALS

- Monies from the special assessment need to be moved into the capital account
- When the CDs mature, those monies will also be put into the capital account. Two CDs expire on June 15 and one CD expires September 1.
- Rick motioned, Tony seconded, unanimously approved the current financials.

NEW BUSINESS

- The Board is reviewing current contract with Neptune, the company that services the pool and spa.
- The asbestos report was received and we have no asbestos in the club house so planned renovations will not be delayed due to this.
- Our next community forum is scheduled for May 12, 2014, at Hamilton.

UNFINISHED BUSINESS

- J&P Roofing has been hired to assist with the assessment of the current condition of buildings which will help to define the scope of work for projects to be undertaken.
- The Board met with Ed Prinpraphat. (unit 28) our new architect for the clubhouse renovation to assess potential floor plans, regulations impacting the renovation and elevation drawings.
- The needed asphalt and concrete work will be done after building repairs are made. This should happen in the fall, 2014.

MANAGER'S REPORT

- The action item list and community update report were reviewed and updated as appropriate

EXECUTIVE SESSION

- The Board went into executive session at 8:15 and discussed payments received for special assessment and current covenant violations.
- The Session ended at 8:28.

The meeting was adjourned at 8:30pm