

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

WEDNESDAY, May 21, 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 Engelken – 39, Roseanne Schulze-43, Earl Pitzer-20, Peggy Rodgers-32, Kathy Brehn-9, Mark Mulvany-16, Peter Sawko-35

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, May 21, 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: Community concerns raised over speed limits, number of rentals and related insurance concerns.

Decision made to investigate impact of rentals on our insurance premiums.

APPROVAL OF MINUTES: The minutes from the April, 2014, board meeting were approved unanimously.

COMMUNITY UPDATE:

COMMITTEE REPORTS

- Landscaping Committee – Discussion around landscape budget; the committee has submitted to the Board language around responsibility for border areas at each unit. The Board will review. If this language is acceptable, the Landscape Committee will define standards for edging, rock and bark. The garden southeast of Unit 6 is the responsibility of the Association. JBK will be asked to do a plan for reworking the area and then they will be in charge of maintaining it.
- ACC Committee – The property evaluation by JBK has been completed. Over 500 photos were taken along with 200 pages of notes. The notes are being organized and will be turned over to the HOA. Leo Haas and the ACC will review and make recommendations for building work to be done. Unit 25 withdrew its application for exterior work, Unit 9's window request was set aside for more time to investigate, and Unit 20's rear privacy repairs were approved.
- Communications Committee – The newsletter will be out by July. This committee is also creating a welcome kit for new residents discussing rules and regs, the website and other resources. The Committee is also working on creating a summary of the Declarations to share with the community.

CURRENT FINANCIALS

- Hans moved to approved financials, Mary seconded, approved unanimously

NEW BUSINESS

- ACC request for repairs to privacy fence at Unit 20. Tony moved to accept, Hans 2nd, unanimous
- Ratification of awning installation at Unit 43. Mary moved to approve, Tony 2nd, unanimous
- Ratification of removal and planting of trees at Unit 30. Tony moved to approve, Hans 2nd, unanimous.
- Ratification of removal of tree at Unit 14. Hans moved to approve, Mary 2nd, unanimous

UNFINISHED BUSINESS

- Neptune Pools – The HOA will continue on a month to month basis with Neptune Pools to maintain the pool and spa. The pool and spa will close on September 8, 2014, and the contract with Neptune will expire as soon as pool is closed and work is complete. Mary moved to approve, Hans 2nd, unanimous.
- The HOA is beginning the negotiation process for our new insurance policy. Suzanne Swafford has been asked to help negotiate this agreement and present her findings to the Board for approval. Phil motioned to approve, Rick 2nd, unanimous.
- Rick Moss is compiling details on siding work at Unit 44 so the Board can create a spec to get comparable bids for siding work to be done. The Board will look at unit pricing for this work.
- Recreation Area. Next steps for this area include specifying windows, doors, toilets, hardware, etc. The Board will hire an interior designer. A contract has been placed with Renner Sports to begin work on the courts. Mary moved to ratify, Tony 2nd, unanimous.
- Concrete and Asphalt work. A contractor was out on 5/20/14 to estimate costs to complete defined work. Two more bids will be obtained. The work includes removing, replacing and re-compacting the sub-grade.
- Community Garage Sale. A request was made to have one annual garage sale for the community. The Board did not object and will determine if a change is needed in the Rules and Recs in order for this to occur.

- **MANAGER'S REPORT**

- **EXECUTIVE SESSION**

- **The meeting was adjourned at 8:25pm**