

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday, August 27, 2014

Present:

- **Board Members:** Phil Faulkner, Hans Schulze, Buzz Rappaport, Mary Repetto and Rick Moss
- **Property Manager:** Ricardo Lases, Weststar Management
- **Residents:** Leo Haas - 14, Stacy Lewis – 24, Pete and Carolyn Engelken – 39, Terry Searles – 18, Peggy Rodgers-32, Roseanne Schulze-43, Susan Zacharakis-45, Joe Lucente – 37, Susan Hickman – 38, Sara Friedman – 34, Mike Cooper-34

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, August 27, 2014, at 6:32 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:

It was noted that JBK sprayed a chemical on the lawns that is toxic to pets and didn't adequately notify the community. They did, however, post warning flags.

APPROVAL OF MINUTES:

The meeting minutes for July were reviewed and unanimously approved. Motion made by Mary, Seconded by Rick.

COMMITTEE REPORTS

- Landscape Committee – Roseanne Schulze reported the following:
 - A) The Board ratified the proposal by JBK to landscape the area in the southeast corner of the property. Hans motioned, Rick second, unanimous.
 - B) Sprinkler repairs behind units 30-34 were also ratified. Rick moved, Hans second, unanimous.
- ACC Committee – Leo Haas gave the following report of the monthly activities:
 - A) The Unit 4 door replacement product was approved. Waiting for final insurance paperwork.
 - B) Deck repairs for Units 23 and 24 have been ratified by the Board. Rick motioned, Buzz second with unanimous approval.
 - C) Unit 18 and 19's ACC request is pending, awaiting insurance paperwork.
- Communications Committee – Stacy Lewis reported the following:
 - A) An educational seminar for the homeowners will be held early fall regarding the Governing Documents of the Association.
 - B) A welcome kit for new homeowners is nearing completion.

CURRENT FINANCIALS: Financials were not approved due an irregularity in one of the entries. Approval is deferred until next month pending an updated entry.

NEW BUSINESS: New business and committee reports have been combined in these Minutes.

UNFINISHED BUSINESS:

- A) Buildings – a motion was made to accept the work completed by ECC at Units 1, 10, 11, 15/16. Buzz motioned to approve, Rick second, unanimous
- B) Buildings Phase 2 – ECC was recommended to make repairs to the building fronts, stairs and decks, which include 12 stairs and 15 fronts. Work is scheduled to start in September. Mary motioned to approve, Buzz second, unanimous. Total cost approximately \$110,000.

- C) Recreation area:
 - a. Windscreen to be installed on the south side of courts and around the southeast and southwest corners. Hans motioned to approve, Buzz second, unanimous.
 - b. Tennis courts scheduled to begin the week of September 8th.
 - c. Club House – Board is in the process of simplifying the scope and getting a bid package out.
- D) Asphalt and Concrete – Three bids were received and evaluated. A letter of intent has been sent to the Board's unanimous selection, Brown Brothers. The plan is to begin work the week of October 20th. The approximate value of the contract is \$117,000 and the Board has asked Brown Brothers to provide a phasing schedule for the project.
- E) Additional Items:
 - a. Balcony membranes continue be leak sources. The Board hopes to replace another 5-6 membranes at an approximate cost of \$25,000.
 - b. Leaks at units 37 and 57 are being investigated and will be addressed.

MANAGER'S REPORT/COMMUNITY UPDATE REPORT – The action item list and community update report were reviewed.

CORRESPONDENCE – not discussed.

EXECUTIVE SESSION – the Board went into executive session at 7:40.

The meeting was adjourned at 7:45pm.