

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

BOARD OF DIRECTORS MEETING

Wednesday, October 15, 2014

Present:

- **Board Members:** Phil Faulkner, Hans Schulze, Buzz Rappaport and Mary Repetto
- **Property Manager:** Ricardo Lases, Weststar Management
- **Residents:** Katherine Brehm – 9, Leo Haas - 14, Sara Brownlee – 15, Joan Mason – 23, Stacy Lewis – 24, Norm Kushner – 33, Roseanne Schulze-43, Ray Mohr – 60
- **CALL TO ORDER:** The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, October 15, 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:

- Brief homeowner discussion about new deck request

APPROVAL OF MINUTES:

The meeting minutes for September were reviewed and unanimously approved. Motion made by Buzz, seconded by Mary, unanimous approval.

COMMITTEE REPORTS

- Landscape Committee - Roseanne reported the following:
 - A) October 9th was last fertilization
 - B) Sprinklers will be turned off end of October. This is based on weather.
 - C) October 25th is tentatively the date for the landscape committee clean-up of flower beds.
- ACC Committee – Leo gave the following report of the monthly activities:
 - A) Reports included under New Business
- Communications Committee – Stacy made the following report:
 - A) Suggested that we tell homeowners to use the Evans and Havana locations of Sherwin Williams for paint as they are familiar with our colors.
 - B) Fall newsletter upcoming.

CURRENT FINANCIALS: Hans says the former misunderstanding on prior month's financials has cleared. There are no questions on the current statements. Hans moved to approve July, August and September. Unanimous approval.

NEW BUSINESS:

- A) Unit 15 – concrete stoop not approved on new deck. New deck approved. Mary motioned, Hans 2nd, unanimous
- B) Unit 30 – Living room window replacement approved. Hans motion, Buss 2nd, unanimous
- C) Unit 4 – deck. Hans motion, Buzz 2nd, unanimous
- D) Motion made to approve EWI bid for wing wall repair between units 3 and 4 and 4 and 5. HOA portion of this is \$3238. Mary motioned, Hans 2nd, unanimous
- E) Unit 3 – privacy wall repairs. Buzz motioned, Mary 2nd, unanimous.
- F) Unit 42 and 43 – privacy fence separating from wing walls. Motion made by Mary to allow owners to investigate, Buzz 2nd, unanimous
- G) Unit 5 – EWI to repair wing wall. HOA portion \$696. Phil motioned, Hans 2nd, unanimous.

- H) Units 1, 2, 3 – ratification of change requests. Hans motioned to approve, Buzz 2nd, unanimous.
- I) Units 38, 34, 49 and 57. Change requests approved for work to be done there.
- J) Units 6, 12, 31 and 41 – Motion to approve balcony membrane replacement by J&P. Mary motioned, Hans 2nd, unanimous.
- K) Unit 40 – request to install rear door, balcony door and sliding screen. Waiting for insurance certificate before approval by Board.
- „ Snow and Ice removal – Phil formalized a document restating previous policy and motion made to make it a part of the Rules and Regulations of the Highline. Hans motioned, Mary 2nd, unanimous.

UNFINISHED BUSINESS:

- A) Stairs, decks and siding. The architectural drawings for the new stairs have had their initial review by the City. Next step is to pull permits. No date identified for work to begin.
- B) Sport Court – All fencing complete. Curb work needed to be completed at SW corner of courts.
- C) Club House building – Buzz is completing the RFP by 10/31/2014. Will include the pool deck and landscaping as an option. The bid will include the exterior fencing to the pool area. Bids should be back by mid-November and an award by mid-December.
- D) Meeting scheduled for 10/21 with John Brown to discuss the phasing and homeowner impact of the paving and concrete work.

MANAGER’S REPORT/COMMUNITY UPDATE REPORT – The action item list and community update report were reviewed. The Board will distribute a parking reminder to community to remind owners and guests they cannot diagonally park in driveways and guests should park in visitor parking.

CORRESPONDENCE – none to discuss

EXECUTIVE SESSION – the Board went into executive session at 8:15

The meeting was adjourned at 8:30pm.