

HIGHLINE CLUB OWNERS ASSOCIATION

Minutes

Special Assessment Meeting

WEDNESDAY, February 18, 2015

Present:

- **Board Members:** Phil Faulkner, Hans Schulze, Mary Repetto, Rick Moss
- **Property Manager:** Ricardo Lases, West Star Property Management
- **Residents:** 27 present, 25 by proxy

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, February 18, 2015, at 6:35 PM. The meeting was conducted at Hamilton Middle School. The purpose of this meeting was to discuss and vote on the \$3000 assessment for 2015. A quorum was established.

COMMUNITY DISCUSSION AND VOTE

1. A letter of intent has been signed with Coe Construction to complete the renovation of the club house. The bulk of this year's assessment will be put towards completing the work on the remaining 42 garage fronts, some stairs and some driveways. Our primary contractor for the garage fronts, ECC, has agreed to hold its 2014 pricing of \$3000 per garage front for the work being done in 2015. The plan, weather permitting, is for work to begin in March and complete within 2-3 months.
2. The asphalt work should begin and finish in April, 2015. Again, this is weather permitting.
3. The tennis courts have an issue with the acrylic coating. Apparently the sand did not cure into the coating. Renner, the court contractor, has agreed to remediate the surface issue and give a new warranty beginning the day this work is complete. A resident suggested getting this in writing from Renner.
4. The sewer repair work on the line from the club house to the street commenced on 2/18/15. The line was scoped in 12/2014 and blockages identified. The work on 2/18/15 uncovered more issues along with substandard repairs made in the past. The entire line is being replaced.
5. A community member also asked if the concrete work being done in and around the pool would impact the infrastructure of the pool itself. A request was made to get confirmation from the contractor that there would not be a negative impact. There was also a request that monies set aside for club house furniture include new patio furniture.
6. Reserves are projected to be at \$83,000 at the end of 2015. The Board hopes to keep this number above \$100,000 with the value engineering work that is being done on the club house.
7. The assessment vote was taken and the ballots tallied. The final outcome was 46 in favor of the assessment and 6 opposed. The intent is to have three equal payments of \$1000 made payable on April 1, July 1 and October 1, 2015, with no penalty if each is made on time.

The meeting adjourned at 7:15pm.