

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS MEETING

WEDNESDAY AUGUST 19, 2015

PRESENT:

Members: Phil Faulkner, Rick Moss, Mary Repetto, Buzz Rappaport Hans Schulze (via FaceTime)

Property Manager: Ricardo Lases, Weststar Management

Residents: Ray/Sharon Mohr, Judy Waldo, Leo Haas, Roseanne Schulze (via FaceTime)

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, August 19, 2015 at 6:30pm. The meeting was held at Unit 6.

HOMEOWNER FORUM: A homeowner asked for a status update on awning repairs. The Board agreed to reassess the community need and get bids for repairs. A homeowner asked the Board to consider revising balcony repairs that were completed as part of the community garage front work. The Board agreed to review the work and make a proposal regarding any revision.

APPROVAL OF MINUTES: July's minutes were approved with one member abstaining.

COMMITTEE REPORTS:

1. ACC - Unit 37 application was unanimously approved.
2. Landscaping- Roseanne reviewed ongoing work regarding tree spraying, assessment of juniper bushes, and Border area review and rules regarding homeowner responsibilities.
3. Communications- An End-Of-Summer community picnic was discussed; a decision is pending. The Committee was asked to consider establishing a list of maintenance and repair vendors who have done various homeowner repairs.

CURRENT FINANCIALS: Approval of the July Financial Statements was tabled until the next Board meeting pending a cash flow analysis. ECC has been paid in full their work. Brown Brothers has been paid for work to date, except for a contractually agreed retainage.

NEW BUSINESS:

1. Ratification of Unit 35 ACC application was unanimously approved.
2. A bid to complete needed pool/spa repairs was reviewed. Two items were unanimously approved and others will be pending following completion of the clubhouse renovation, and prior to the next pool season.

3. A draft of the Borders Rules and Regulations was reviewed. Rick will redraft and e-mail to the Board and Landscape Committee.
4. A proposal to transition the HOA's financial accounts from Citywide Bank to Mutual of Omaha was unanimously approved.
5. Renner has been asked to reassess the surface finish on the sport courts.

UNFINISHED BUSINESS:

1. The bid for heat tape installation at Unit 13 was unanimously approved.
2. The bid for gutter cleaning was unanimously approved.
3. A Notice To Proceed on the project was unanimously approved. Phil provided an update of the clubhouse renovation project. Demolition work has begun. Completion is anticipated to be in 52 days. There was discussion regarding the inclusion of the paving of the adjacent parking area, and design of the landscaping in the pool deck area. Phil will check with Ed Phinpraphat regarding an updated sketch of the final renovation design for community distribution.
4. Phil will contact ECC regarding the scheduling of a punch list review.
5. The gutter cleaning proposal was unanimously approved.
6. A completion date for the asphalt paving and concrete work is pending. Work will probably be scheduled in September.
7. Status of completion of the Declaration of Covenants is unchanged.

MANAGER'S REPORT: An update was provided on roofing repairs.

CORRESPONDENCE: Correspondence was reviewed

EXECUTIVE SESSION: Member balances were reviewed.

ADJOURNMENT: The meeting was adjourned at 8:30pm.