

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS MEETING

WEDNESDAY SEPTEMBER 16, 2015

PRESENT:

Members: Phil Faulkner, Rick Moss, Buzz Rappaport Hans Schulze (via phone)

Property Manager: Ricardo Lases, Weststar Management

Residents: Leo Haas, Roseanne Schulze (via phone), Stacy Lewis, Peggy Rogers, Katherine Brehm, Carolyn Engelken

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, September 16, 2015 at 6:30pm. The meeting was held at Unit 29.

HOMEOWNER FORUM: A homeowner asked stairway entry lighting. Rick will check power to fixture.

APPROVAL OF MINUTES: August's minutes were approved unanimously.

COMMITTEE REPORTS:

1. ACC - Leo had questions regarding the window installation at the north and east sides of the clubhouse. Phil reported that windows are constructed differently than typical homeowner replacement windows and require different trim which will be painted gray to match siding.
2. Landscaping- Roseanne reported that Mary and Gail have been conducting homeowner border area inspections. Tom Watson is working on a plan to address water runoff between Units 10 and 18. Roseanne will develop a list of small dead trees in the community for removal by JBK.
3. Communications- Stacy reported that the Communications Committee will plan a Clubhouse opening party when the completion date is clear. The committee will review the concept of an "Angie's List" for the community.

CURRENT FINANCIALS: Hans reported that after a cash flow analysis, the balance sheet and income statement balance. He also reviewed the status of the operating and capital budgets. Hans moved to accept the financial statement as of August 31. Approval was unanimous.

NEW BUSINESS:

1. Ratification of Unit 41 balcony railing repair was unanimously approved.
2. A bid from Four Seasons to repair a number of awnings was unanimously approved. This does not include the repair of the awning bracket anchoring at Unit 55.

UNFINISHED BUSINESS:

1. Ratification of Borders Rules and Regulations was unanimously approved.
2. ECC carpentry punch list is complete. Painting/caulking punch list schedule is pending.

3. Phil reported on the status of the clubhouse renovation. Current projected completion date is Oct. 22nd. Phil and Rick will review contract comments so that it can be presented to the Board for approval.
4. Phil will contact Brown Bros. Re: scheduling remaining 2015 paving work.
5. Declarations of Covenants is still pending.

MANAGER'S REPORT: An update was provided on current repairs, and requests.

CORRESPONDENCE: Correspondence was reviewed

EXECUTIVE SESSION: Member balances were reviewed.

ADJOURNMENT: The meeting was adjourned at 7:45pm.