

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS MEETING

WEDNESDAY OCTOBER 21, 2015

PRESENT:

Members: Phil Faulkner, Rick Moss, Buzz Rappaport Mary Repetto

Property Manager: Ricardo Lases, Weststar Management

Residents: Leo Haas, Stacy Lewis, Suzy Ando, Sharon Mohr, Beth Breen

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, October 21, 2015 at 6:40 pm. The meeting was held at Unit 30.

HOMEOWNER FORUM: A homeowner asked about the status of awning repairs. Ricardo indicated that the contractor was looking at scheduling repairs during the month of October. He will check with them tomorrow.

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

COMMITTEE REPORTS:

1. ACC - Leo reported on Unit 31 privacy area gate. The current gate is not acceptable. Ricardo will draft a letter to be sent to the owner requesting an ACC application with an approved design be submitted, and the existing gate replaced by March 1, 2016. Unit 17 owner needs to submit a revised plan to extend the privacy fence. Unit 36 has submitted an application to replace all windows except those on the south side below grade. The request was unanimously approved.

2. Landscaping- Mary reported on the border area inspections. Several owners are going to have JBK do bark refreshing. Letters will be sent to other owners who need to do maintenance.

3. Communications- Stacy reported that Mark Mulvaney will take on the design of the newsletter. A Social subcommittee will be established to organize and plan community activities and events. Stacy will send a letter to the community soliciting subcommittee members after Jan 1st. Suzy Ando and Sharon Mohr reported on plans regarding a celebration for the clubhouse opening. It was agreed that the opening and the progressive dinner to be separate events. Tentative dates for the opening and progressive dinner are December 5th and 13th respectively.

CURRENT FINANCIALS: At Hans' request, the Financials review was tabled.

NEW BUSINESS:

1. Ratifications of ACC applications for Units 15, 32, and 38 as well as Board approval of Units 35 and 46 stair replacements were unanimously approved.

2. Ratification of Pool/Spa repairs was tabled pending review of costs for several items.

3. 2016-2017 Landscaping/Snow Removal Proposal was tabled pending review/revision of indemnification clause. Ricardo to follow up with JBK.

UNFINISHED BUSINESS:

1. ECC punch list items are completed.
2. Ratification of the Coe contract for the clubhouse renovation project was approved unanimously.
3. Phil is still waiting on a reply from Brown Bros. to complete crack/seal of community entry.
4. Declarations of Covenants is still pending.

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

CORRESPONDENCE: There was no correspondence to review.

EXECUTIVE SESSION: Member balances were reviewed.

ADJOURNMENT: The meeting was adjourned at 8:20pm.