

HIGHLINE CLUB OWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS MEETING

WEDNESDAY NOVEMBER 18, 2015

PRESENT:

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

Property Manager: Ricardo Lases, Weststar Management

Residents: Roseann Schulze, Stacy Lewis, Suzy Ando, Ray/Sharon Mohr, Pete/Carolyn Engelken, Lisa Corbett, Richard/Lucy Pfeffer, Peggy Rogers

CALL TO ORDER: The Highline Club Board of Directors meeting was called to order by Phil Faulkner on Wednesday, November 18, 2015 at 6:40 pm. The meeting was held at Unit 25.

HOMEOWNER FORUM: A homeowner asked about the overspray of curing compound that is on the surface of a portion of the sports courts as a result of concrete pouring from the clubhouse project. Coe has attempted unsuccessfully to clean the area. Phil suggested that this be revisited in the Spring, in consultation with Renner, when the weather improves. A homeowner asked whether a tall outdoor light could be shut off or shaded to prevent it from shining into a bedroom. This issue will be addressed in the context of a review of all community lighting in 2016.

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

COMMITTEE REPORTS:

1. ACC – No report
2. Landscaping- Roseanne reported on a community cleanup project on 11/14. We have received a bid from JBK to replace the rock at the southeast corner of the sports courts, place topsoil in low spots adjacent to new path, and lay mulch in several areas in and around the clubhouse patio. Nancy McCahill will be leading the common area holiday decorating. A date has not yet been selected.
3. Communications- Stacey thanked Mark Mulvaney for his assistance in preparing the Fall HighLines newsletter. The effort to establish a Social Committee will begin after the New Year. If anyone knows of someone who is interested in chairing this group, please have them contact Stacy.

CURRENT FINANCIALS: Hans reported that his objections identified last month have been rectified. A positive variance of \$3,000-4,000 in the operating budget is anticipated at the end of 2015. A motion to approve the current financial statement was unanimously approved.

NEW BUSINESS:

1. The ACC applications for Unit 17 was unanimously approved with noted stipulations.
2. Based on Board review, Hans recommended an increase in monthly HOA dues to \$470 for 2016. This will cover increases in costs including pool and spa maintenance/repair, as well as initiating a pest/insect extermination contract for the exterior of all buildings. A motion to accept the 2016 operating budget was approved unanimously.
3. A proposal to prepare the 2015 Financial Audit was unanimously approved.

UNFINISHED BUSINESS:

1. The landscaping/snow removal proposal was tabled pending revision of the contracts. Mary will revisit.
2. We have started a punch list review of the clubhouse renovation project with the contractor. It appears that work will be completed in the first week of December.
3. We still do not have a date to complete the paving project with Brown Brothers.
4. Hans will redistribute the most recent revisions of the Declaration of Covenants for review and revisions.

MANAGER'S REPORT

1. Ricardo indicated that awning repairs are tentatively scheduled to begin the first week of December.
2. There were several Unit repairs that have been accomplished, and others are pending.

CORRESPONDENCE- A letter to a homeowner was reviewed.

EXECUTIVE SESSION- Member balances were reviewed.

ADJOURNMENT- The meeting was adjourned at 8:10 pm