

Minutes of the Pelican Pointe Homeowners Association
Board of Directors Meeting
March 14, 2016

The meeting was called to order by Cathy Moore. Those present included Cathy Moore, Caryl Shipley, Steve Susman, Elly Valas, Rowan Allen and Shawna Allen as well as six homeowners.

Harold Davison DD 101 opened the Homeowner Forum with a request to the Landscaping Committee to replace bushes destroyed last year in the severe freeze. The Board repeated what was discussed with the Davisons last October namely, that the Board would pay the estimated cost of installing pampas grasses in front of their patio, but that the Davisons could opt to present a private planting request, paying for any additional or different bushes of their choice (subject to Landscape Committee approval), less the estimated cost of the pampas grasses. He showed pictures of the damage done to his bushes.

The landscaping committee will review the recommendations made to Harold in regards to replacement of his destroyed bushes.

Shawna reported on a conversation she had with her attorney in regards to drones. Drones are currently regarded legally similarly to kites. We were advised to wait and see what legislation comes down the pike. The Board cannot use drones to spy on residents.

The homeowners recognized Steve and the Board for the current effort underway in replacing the gutters and roofs throughout the community.

On NN101, a few pieces of the 5" gutters were not removed before the roofing was done. Steve will check on that. Steve will verify that correct drip shield is in place.

President's Report

- GAF has a \$250 Roof for Troops rebate available for veterans. Information on our website.
- With great regret, Cathy has resigned effective the end of March. Frank Parker has volunteered to replace Cathy. There was a motion and second to appointing Frank to the open Board position. His term will expire in November, 2018. The Board thanked Cathy for her short but important service to Pelican Pointe.

Committee Reports

- Social Committee
 - met to plan menu and program for community champagne brunch scheduled for June 5.
 - Lunch bunch moved to third Wednesday of the month. Seven people met for last month's lunch bunch.
 - Next is Wednesday March 16 at BJ's restaurant in Aurora.
- Welcome Committee
 - Welcomed B101 and B102
 - Sheila has two additional visits scheduled in the near future.

- Cathy and Sheila have written an article for the April newsletter
- Website
 - Gil has completed the water meter diagram for the community
- Newsletter
 - Steve will write the May newsletter before April 18. March 25 is deadline to submit newsletter material for the April edition.
- Landscape Committee
 - Will follow up on BB104 request for private planting with CoCal

Approval of Minutes for February 8 Minutes as corrected. PASSED

Ratifications

\$980 for Mountain High deep root watering of our trees.

Manager's Report

- Shawna reported that she has received as much as possible from CPMG.
- New bank accounts—waiting for some checks to clear on our original Key reserve account and then will conclude closing that account, consolidating all reserve funds into the “new” Reserve Account. Need to close out MOO account.
- 2% of homeowner's are more than 90 days past due; 4% are 0-30 days;
- New ACH should be running live in about 2 weeks. Homeowners can also update emails, credit card, account information, etc.
- Shawna distributed a draft of a letter going out to owners/investors regarding their responsibilities as homeowners renting their units. There was a motion made, seconded and passed to allow Shawna to send those letters.
- Our Declarations require \$250 in working capital to be collected/deposited for every unit purchased in the community. Steve recalled that the Board could change that figure; he will research this.

Maintenance and Repairs

- A-1 Chipseal has started today
 - An additional request consistent with the bid for unit H-104 was presented by A-1. Steve moved to accept the bid and replace the concrete. Caryl seconded. Motion passed.
- Rowan will walk the project with A-1 to get a price on joint sealing after the concrete work is completed.
- The Board approved a one-time 7% supervisory fee for Rowan Allen, for his services in overseeing the current concrete project and the joint-sealing follow-up thereafter.
- Rowan sent pictures to Jim of units in which bulging siding was found. Jim has repaired most of them.
- M102 reported water damage that CPMG dropped the ball on. The homeowner is out of town and will contact Rowan when she returns.
- The final CoCal contract has been executed.

- Spring sprinkler turn on will be completed by CoCal.
- Deep root watering was completed.
- DoorKing Entrance System codes were not given to Allen by CPMG.
- Rowan will call Al Brule to get a bid on doing quarterly preventative maintenance on our gate.
- The front pedestrian gate is not working properly. We received a quote from Arapahoe County Security Ctr. Steve moved to accept the quote. Caryl seconded. Motion passed.
- Rowan and Cathy will talk about the relocation of the dog waste stations.
- Rowan discussed the status of the proposals on the front entrance walls. A & A retaining wall will be contacted. Steve contact Buzz Koelbel at Colonnade to see if they have anyone to recommend to replace the walls.
- Rowan will solicit bids for fence painting this summer.

Financials/Legal/Treasurer's Report

- Approval of January financials will be delayed until next month.
- Funds from our CD that came due will be reinvested at RBC. Gene West will recommend to Steve an appropriate investment. Moved by Caryl. Second by Steve. Passed.

Other Discussion

- Steve will prepare a template for a contract for our independent contractors
- The Board asked Shawna to contact Lucero and Davison to determine why they replaced their garage doors. If it was damaged, the HOA will reimburse \$960 for replacement.
- Steve proposed Rule VIII (H) below that stipulates home owners must seek prior approval from the HOA Board before any reimbursement for damage will be made. Motion to approve was made by Caryl and seconded by Steve. Passed unanimously.
 - Rule VIII (H) "The Association will not be responsible to reimburse a homeowner or tenant, or any other person or firm, for expenses allegedly incurred in repairing or replacing any component of any of the buildings or other structures in Pelican Pointe (a) unless the Association's Covenants or Rules clearly impose that responsibility upon the Association, and (b) unless the Association has had a reasonable opportunity to review the request for reimbursement and to investigate the matter. An emergency should be so noted, as such, in the initial request to the Association."
- Cathy moved that Marcia Helfant replace her as President effective April 1. Caryl seconded. Motion passed unanimously.
- Cathy suggested that we pay Allen Associates the 7% management fee on the concrete/joint seal replacement project currently underway by A-1 Chipseal. Motion was made by Steve and seconded Elly to pay that fee on this project. Motion passed.
- Rowan submitted a bid from A-1 for slurry-coating the asphalt in the communities. We will follow up later in the summer.
- Caryl will purchase a \$100 gift card for Gil Wierschke.

- Shawna explained the delinquency list. She will contact those 60 and 90-days delinquent. There will be no late charges until the ACH is complete.
- Shawna asked for a review and feedback from the Board at the April meeting.

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Elly Valas
Treasurer