



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AUGUST 14, 2017 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held August 14, 2017 and called to order at 6:00 pm in the Windsor Gardens All Purpose Room, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, Charlotte Robinson, and Caryl Shipley. Elly Valas was unable to attend this meeting. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

Owners in attendance at this meeting were: Nagendra Mamik, NN101; Sheila Powell, C101; Chris Molek, OO103; Paulette Obrigewitch, FF104 ; and Charles Kreiman, X102. Comments and concerns focused on parking, weed, patio drainage and suggestions for the landscape committee and policy. Chris Molek reflected on several violations noted throughout the community and requested information on progress for the correction of issues pending. Owner Bronia Kogul; HH102 was present to contest a violation fine regarding current tenants.

III. COMMITTEE REPORTS

Chairperson Sheila Powell was given the floor to report for the **Social** and **Welcome** Committees on the following events:

Pelican Pointe Happy Hour

Residents were reminded of the Friday night gatherings where residents are invited to bring their own drink and a dish to share. The Pelican Pointe Happy Hour takes place at 5:00 pm. It was reported that the event has been well attended.

Lunch Bunch Event

The next community lunch bunch event is scheduled for August 16th, at Golden Shanghai off Florida and Parker Ave. Please rsvp to Sheila Powell for the 11:30 am lunch.

The End of Summer BBQ

This yearly event is scheduled for September 17, 2017 at the Lighthouse. More details to come and residents are asked to rsvp to Caryl Shipley.

Welcome Committee

The committee is scheduling date to welcome new residents.

Landscape Committee report was provided by Caryl Shipley. Caryl reported on the recent onsite meeting with Tom Martin of Swingle Tree Care and commented on how very impressed the committee was with his background knowledge of the trees in Pelican Pointe and his long range planning recommendations. Caryl Shipley requested that owner/resident tree service requests be forwarded first to Caryl in order to obtain Tom Martin's professional recommendations.



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IV. APPROVAL OF MINUTES

A motion was made by Charlotte Robinson and seconded by Caryl Shipley approving the July 14, 2017 Board Meeting Minutes. All Board members voted in favor and the motion carried. A copy of these minutes will be posted on the website.

V. FINANCIAL BUSINESS

The July 31, 2017 financials were presented for Board review and accepted.

The July 31, 2017 Aged Receivable Report was also reviewed by the Board.

Audit 2015/2016 – It was reported to the Board by Management that the 2015/2016 Audit is currently underway and CPA Dale Weidner has indicated that this is a time consuming project due to previous management records.

VI. OLD BUSINESS

Reserve Study Draft – Copies of the Reserve Study draft received August 11, 2017 were distributed. It was the general consensus of the Board to schedule a reserve study workshop to go over the report and make corrections as needed to components and time lines.

Concrete Repairs – Walkways and Sidewalks – A motion was made by Marcia Helfant and seconded by Charlotte Robinson approving the proposal submitted by A-1 Chip Seal – Rocky Mountain Pavement totaling \$34,729.30 for sidewalk and walkway concrete repairs. All Board members present voted in favor and the motion passed. This work will take place in September and information will be emailed to residents regarding the start dates weather permitting.

Little Library – Installation Complete – It was reported that the Little Library has been installed and is already making a successful start in the community sharing books. Marcia Helfant will be in contact with owner Judy Barnes acting steward for the Little Library.

General Landscaping/Landscape Policy - Board members further reviewed the Landscape Policy language submitted by Board Member Charlotte Robinson. It was the general consensus of the Board to make final corrections and submit the policy via email for a final vote.

VII. NEW BUSINESS

Patio Drainage Issues – The Board discussed enclose patio drainage issues in units where no changes have been made to the original concrete flooring. In several cases (one at FF104) there is a need to replace the lower siding boards due to wood rot.



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Roof Lines – Critter Damage – It was reported that Kevin Keyes of Eco Roof and Solar has been requested to inspect and report back on finishing along the eaves of several buildings, using metal panel, where critters are finding refuge and causing damage to structures.

Backflow Testing Complete – For the records the two backflow devices in the community have been tested and reporting sent to Denver Water.

Garage Damage – II 101 – Following damage to the structure at II 101 possibly be the trash truck a motion was made by Marcia Helfant and seconded by Caryl Shipley approving the SPCS proposal in the amount of \$1,506.50 to complete repairs as needed to the right side of the garage door of II 101. All Board members present voted in favor and the motion passed. .

September 2017 Newsletter – Articles to be submitted will include information from the PelicanPointe.net website, architectural changes to the exterior, wasp traps, preliminary information on the sidewalk project, and the Little Library.

Violations

Recent violation letters were reviewed.

VIII. CORRESPONDENCE/CALENDAR

Correspondence sent and received was reviewed.

IX. EXECUTIVE SESSION

The Board entered into a brief executive session to discuss owner violation and fining.

X. ADJOURNMENT

The next meeting will be held on September 11, 2017. A motion was made and seconded adjourning this meeting at 7:45 pm.

Approved by Marcia Helfant date 9/11/17