



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING NOVEMBER 17, 2016 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held November 17, 2016 and called to order at 5:31 pm in the Blossoms Restaurant at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, Caryl Shipley, and Steve Susman. Board Member Elly Valas was unable to attend. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM

Several owners signed in for the Annual Meeting to follow at 7:00 pm were in attendance as this meeting. Concerns and comments noted for future Board discussion covered: Vehicle parking issues, rodent extermination, repairs to irrigation heads upon activation in spring, and the possibility of purchasing and storing decorative rock allowing for owners to replenish sparse areas in the spring.

III. COMMITTEE REPORTS

Sheila Powell was given the floor to report for the **Social** and **Welcome** Committee. Sheila noted that two new residents were welcomed into the community, a new owner at H103 and a tenant at 00102. She reported that 10 members of the Lunch Bunch gathered November 16th and the next Lunch Bunch is scheduled for December 12th, 11:30 am at Snooze. Sheila Powell added that the Annual Meeting is scheduled immediately after this Board Meeting and the next social event planned is a Holiday Home Tour. Sheila finalized stating that there have been nine (9) offers to show homes, three (3) helpers have signed up, and seven (7) residents ready to tour.

IV. APPROVAL OF MINUTES

The minutes of the October 10, 2016 Board Meeting minutes were presented for approval. A motion was made by Steve Susman and seconded by Caryl Shipley approving the October minutes with a correction to the date. All Board members present voted in favor and the motion passed. The October 10, 2016 Board Meeting minutes once corrected and signed will be posted on the community website.

V. FINANCIAL BUSINESS

The October 31, 2016 financials were presented in detail and accepted by the Board. It was noted that WestStar Management's Staff Accountant recreated the 2016 books due to the fact that the previous management's financials were incomplete.

It was reported for the records that the final Audit for the year ended December 31, 2016 prepared by CPAs Weidner & Associates was received by the Board. A request was made for an engagement letter from Weidner & Assoc. for the preparation of taxes and audit for the year ending December 31, 2016.



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The October 31, 2016 aging report was also reviewed and it was noted for the record that payment in full was received on account II104.

The Board adopted budget for the year 2017 was presented prior to ratification by the membership at the upcoming Annual Meeting.

VI. OLD BUSINESS

Monument Wall Update

Marcia Helfant reported that the Monument Wall is almost complete and the placement of lettering looking very good. Weather permitting the wall and the Map/Directional feature will be completed. The Map/Directional feature will have a wrought iron fence added and large pots for the display of seasonal plantings.

Grounds Maintenance in General

It was noted that Sonny Fischer has worked on the first of two fall leaf clean ups and has aerated. A motion was made and seconded ratifying the Board's decision to engage Sonny Fischer for two fall leaf clean ups at \$1,350 each. In addition, a motion was made and seconded revising the payment schedule for both the Landscape Maintenance and Snow Removal contract with Sonny Fischer to include payment of \$4,500 for the month of December 2016. All Board members present voted in favor of the two above motions. Motions carried.

VII. NEW BUSINESS

Remotes

Weststar Management will seek a proposal for the purchase of gate entry remotes at a bulk rate and present to the Board at the December meeting.

December 2016 Newsletter

Danielle Zieg will be preparing the future newsletters.

Gate Entry System

A motion was made and seconded ratifying the Board's decision approving Western Access Control to replace the mother board on the gate system. All Board members present voted in favor and the motion passed.

VIII. CORRESPONDENCE/CALENDAR

IX. ADJOURNMENT

The next meeting will be held on December 12, 2016. This meeting was adjourned at 6:15 pm. Board members will also meeting immediately following the Annual Meeting.

Approved by _____

Kelly P. Valls

date 12 / 12 / 16