



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### ANNUAL MEETING OF THE MEMBERSHIP NOVEMBER 18, 2019 MINUTES

#### I. CALL TO ORDER/ESTABLISH QUORUM

The November 18, 2019 Annual Meeting of the Membership for the Pelican Pointe Homeowners Association, Inc. was called to order at 7:02 pm at the Windsor Gardens East & West Rooms located at 597 Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Sheila Powell, Charlotte Robinson, and Mary Gehris. Board Member Jim Bernuth was not in attendance. Jean Ronald, CAM was present representing Weststar Management Corp.

Per the Association's documents, the presence of ten percent (10%), nineteen (19) of the members eligible to vote in person or via proxy constitutes a quorum. Eighty-eight (88) units were represented, sixty-seven (67) units were represented in person and twenty-one (21) were represented by proxy, and therefore a quorum was attained.

#### II. PROOF OF NOTICE – For the records, the membership present acknowledged receipt of the notice of meeting sent October 18, 2019.

#### III. INTRODUCTIONS

Board member Charlotte Robinson called the meeting to order introducing the Board members present, Sheila Powell, Mary Gehris, and Marcia Helfant. Board Member Jim Bernuth was unable to attend the meeting. Charlotte Robinson thanked Kathy Behnke who recently resigned from the Board and extended thanks to all who contributed to committees and community events.

#### IV. APPROVAL OF 2018 ANNUAL MEETING MINUTES

A motion was made and seconded by the membership to approve the November 8, 2018 Annual Meeting Minutes as presented for the records. All those present voted in favor and the motion passed. A final copy the 2019 Annual Meeting Minutes will be posted to the Association's website.

#### V. RATIFY THE BOARD APPROVED 2019 BUDGET

Community Manager Jean Ronald presented the Board approved 2019 Budget noting significant line items. It was stated that 2019 Budget reflects increases to snow removal expenses, and the yearly contribution to the reserves. There is a decrease in the Master Insurance Premium due to the fact that the Association chose to not purchase a buy down. In the absence of a majority of the membership to veto the Board approved Budget for 2020 the budget was automatically ratified. The monthly assessment per unit is set at \$275.00 due on the first of each month.



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### VI. OFFICER REPORTS

Charlotte Robinson provided a summary of the year's progress and thanked the Board members and committee volunteers. She reported that the Board secured a contract with BrightView Landscaping for both the grounds maintenance of the community and the snow removal services. In addition Charlotte Robinson summarized the Pensam Development issues relating to the Tava Waters development and the need to retain legal counsel.

Owners present were reminded that monthly financials and monthly Board Meeting minutes are available for viewing and download on the PelicanPointe.net website. All association documents and other valuable information is posted for community viewing.

- VII. ELECTION OF TWO DIRECTORS – Currently the Board is comprised of six Board members and at this election there are two, three year terms expiring. The three year term positions held by Charlotte Robinson and Sheila Powell are expiring. Both Charlotte and Sheila have indicated a desire to be reelected. Board member Kathy Benhke who resigned earlier in the month held a position with the year year terms expiring November of 2021. In addition to Charlotte Robinson and Sheila Powell running, it was announced that Charles Kreiman had entered his name as a candidate for the Board however he would prefer to step aside allowing for the two incumbents to be elected. A motion was made and seconded to elect both Charlotte Robinson and Sheila Powers by acclamation. All members present were in favor and Charlotte and Sheila were elected to serve the two, three year terms expiring November 2022.

Charles Kreiman was introduced as a future member to the Board. Jim Bernuth and Marcia Helfant are serving three year terms to expire November of 2020 and Mary Gehris is serving a three year term to expire November of 2021.

- VIII. OWNER FORUM/EDUCATION – Owners present brought forward questions and concerns relating to snow removal and tree care. The membership was provided with Loss Assessment Insurance coverage information and reminded of the importance to obtain Loss Assessment endorsement with their HO6 coverage.

- IX. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 8:30 pm.