

MINUTES OF REGULAR MONTHLY BOARD MEETING

Pelican Pointe Homeowners Association

June 13, 2016

This Meeting convened at the Windsor Gardens Meeting Room, Denver, at 6:00 p.m. Present were directors Marcia Helfant, President (presiding); Frank Parker; Steve Susman; and Caryl Shipley. Also present, representing Allen Associates, Inc., were Shawna and Rowan Allen. Guests included Mike Heisler and Eddie Pinckney, homeowners, and Roberto Nuanes (representing CoCal Landscape Services, Inc.). Director Elly Valas was absent-excused.

Homeowner forum. Eddie Pinckney said he was dissatisfied with CoCal, and in particular, concerning a bush removed outside his unit. He said the bush should be replaced in view of its condition. Shipley explained that the Landscaping Committee has not designated that bush for replacement, but that Pinckney could file a private planting request at his own expense.

Mike Heisler complained about CoCal, stating that he observed their employee recently who was trimming the lawn in front of Heisler's unit with a "weed-whacker", allowing the cut grass blades to rest haphazardly on the nearby sidewalks, a messy situation.

Susman, as a homeowner, reported that he had watched a CoCal ride-on mower operator cause the mower to rip off two of the water meter covers in front of #J-101; that the operator then caused a slice of sidewalk to be sheared off; "scalped" much of that lawn area itself; and made unnecessary stripes on other parts of the lawn. Further, Susman had reported that such lawn area contains weeds growing rampantly, as well as bald- and brown-areas. He made clear that ride-on mowers were a most inappropriate, and even a damaging, tool for mowing in lawn areas that are too small, are too sloped, or are beset with surface-located drainage pipes.

Roberto explained that the owner of CoCal, one Martine, was unavailable this evening. Roberto acknowledged CoCal's fault and negligence in regard to the spreading of fertilizer (spilling much over portions of our lawns, burning them out); using ride-on mowers instead of walk-behind mowers where appropriate. Further, he said that CoCal generally acknowledged the lack of competent supervision at our complex. Specifically, he promised:

-- Martine, a CoCal supervisor, and his crew have been placed on a "45-day probation" by CoCal, meaning that Martine himself will pay closer attention to the CoCal treatments during that period.

-- CoCal will use only the walk-behind mowers, not the ride-on mowers, where appropriate, especially in the narrower lawn areas -- thereby reducing the damage that the ride-on mowers have caused in those locales.

-- New sod, at CoCal's expense, will promptly be laid, replacing the dead grass caused by the careless fertilizer spills. The new sod will require daily watering for a period after installing, especially in summer weather, or it, too, will quickly die. Hand-watering of the sodded areas may be required, which CoCal will perform if needed, with its own water supplies or water from our units.

-- CoCal will distribute to our HOA a "calendar" or schedule of services, especially during the busy landscaping season of summer and thereafter.

-- Spraying of weeds will commence shortly. In the non-grass beds where weeds appear, they will be manually-pulled if over 4" tall.

-- Acknowledging that common areas, especially sidewalks, have not been properly cleared of cut grass, Roberto said that more blower-armed employees will be directed to this function, as appropriate.

-- To regain our confidence in CoCal and to make amends for its very poor performance to date, it is offering to add four months to our existing 8-month contract. Our present contract would expire on 12-31-16. During the additional months, for which there would be no charge, winter pruning would take place (for our bushes). This rejuvenation process is preferable for mature bushes) rather than a program of planting new bushes.

-- Alternatively, CoCal is offering to extend our 8-month contract into a 12-month one. Presently for 8 months, our basic bill is \$51,000. However, to that figure must be added about \$7,000 for bush rejuvenation already approved by our Board, making the contracted figure to be \$58,000. For the full 12 months, the figure would be \$66,000. In other words, for an additional \$8000 we would be provided with four additional months added to our present contract. The Board's consensus was that it would defer such negotiations for any contract extension(s) until the Board sees whether CoCal's performance (as described above) is satisfactory – which will be evident, if at all, within the next month or two.

The Board and Roberto agreed upon a joint walk-through of the complex on June 29 at 10:00 a.m., after which the Board would re-consider the foregoing CoCal proposals. Helfant summarized the tenor of Roberto's make-nice gestures, as "cautiously optimistic."

Social Committee. Parker announced that he has volunteered to be a new member of this Committee and will also serve as its liaison to the Board. Helfant and others praised the success of the Champagne Brunch, sponsored by this Committee, on Sunday, June 5. The directors acknowledged that, at all our RSVP-required functions, there will be persons who would be

entitled to attend if they RSVP'd before an announced deadline – but who habitually fail to RSVP timely and, nevertheless, show up at the function. Therefore, the Board suggested that an arbitrary number of, say, 10%, be added to the list of timely RSVPs for all subsequent social functions. Susman agreed to speak with Sheila Powell, chair of this Committee, about this new policy.

Condo Cafe: our new auto-draft program. Shawna Allen reported that about 15 homeowners have “signed up,” as directed, for this program, and have reported no problems in implementing their sign-up on, or use of, the program’s operations to date. Some homeowners have reported miscellaneous problems in signing-up and/or in the program’s operations. Helfant said that we shouldn’t encourage more sign-ups until Shawna is confident that the system works [for the least tech-savvy homeowner]. Susman agreed, stating that he recommends inserting an article in the July newsletter, to the effect that homeowners who have not yet enlisted in the program continue to send paper checks to our managers until notified that “testing” is no longer necessary. Shawna, though, suggested that the newsletter state that “the system is ready for auto-draft sign-ups now.” Helfant and Susman said that the significant number of complainants who have voiced their disappointment or frustrations with the new system will be magnified if new persons are encouraged to sign-up, but “have trouble” thereafter.

Parking enforcement. Rowan Allen has posted appropriate tow-away notices on the Navigator that has apparently been abandoned near unit #B-101; and he will take supporting photographs of such postings. After that, he will engage a tow firm to remove the vehicle. Susman remarked that one of our homeowners, who walks in the complex at night, was providing him with information and photos of other “unlawful” parkers. Susman said he would prepare a form of Notice to be posted prominently on each vehicle in violation, leading to eventual towing, if necessary. This program would be low-key, since no one else has volunteered to join in this undertaking. No tow order would be given without first informing our managers of the particular situation and status.

Upcoming slurry project. Although this project will not take place until late July, Susman suggested that all residents be notified about two weeks in advance about the need to park outside the complex or in allowed parking spaces during the (estimated) two-day slurry application process. Rowan said he will send to all residents a colored site map, showing how and where the project will be divided into those two days.

Damage to front gate. Shawna reported that she has written to the tow company whose vehicle was seen as the one striking our entrance gate, damaging part thereof. Rowan said that he has asked Al Brule, who maintains our gates’ mechanisms, to repair the gates. Susman suggested that faster, professional wrought-iron repairs would be made by engaging James Vialpando, our preferred wrought-iron specialist.

Front-gate programming. Rowan reported that he has been in touch with DoorKing, the gate controller's manufacturer; that there have been delays in DoorKing's approving the transfer of some software from our previous management company, CPMG, Inc. – but that soon he expects to have the present problem (the entrance gate stays closed 24/7) to be resolved, and the scroll-bar listings to be current.

Minutes of Board Meeting of April 11, 2016. These Minutes had been circulated previously; corrections made. Approval thereof was unanimous, a vote being taken.

Financial statements. Shawna Allen presented the May 31 financial statements. After some discussion, these financial statements were accepted by Parker, Helfant, and Shipley. Susman voted to reject acceptance of these Minutes -- objecting to all the statements prepared by Allen, for the many reasons he has outlined with specificity in emails he has sent over the past several weeks to all directors and to Allen.

Forum on financial statements. Susman has explained by recent email to the directors that he will be presenting a forum on the proper construction and use of HOA financial statements, as a powerful management and directors' tool. Dates when the directors would be available to attend this Forum were discussed. The date of Thursday, June 30, at 4:00 p.m., at Susman's unit J-101, was approved by Helfant, Shipley, and Parker, all of whom said they would attend. Shawna Allen said she will not attend. Susman will notify Elly Valas of this date/time/place.

Adjournment and Executive Session. The Meeting was formally adjourned. At the ensuing Executive Session, Shawna Allen presented a current list of about 19 homeowners who are delinquent in their dues payments. She said that some of such homeowners claim that they "paid CPMG, Inc.," for one or more months in 2016. Others claimed they were "in the process of checking their records." Shawna said she has been in contact with all homeowners on that list. Susman said he doubted that most of those excuses were bona fide, and re-offered to assist Shawna in the collection of the delinquent amounts, which consisted of about 20 persons, totaling about \$13,120 [excluding one delinquency, presently in litigation]. Susman said that each of these alleged delinquencies must be resolved with finality soon, since we are almost into the second-half of this academic- year, and the aggregate sum is significant. Shawna said she will update this list by the end of this month of June.

Prepared by Steve Susman, Director and Treasurer.

Approved by the Board on July 11, 2016:

By: ___s/ Steve Susman, Treas. and Director.

