



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING APRIL 17, 2017 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held April 17, 2017 and called to order at 6:01 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, and Charlotte Robinson. Caryl Shipley, and Elly Valas were unable to attend. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM

Owners in attendance at this meeting were: Eddie Pinckney, G101; Timothy and Mary Gehris, P102; Kathleen Halva, DD101; Corey Kropp, CC101; Gilbert Wierschke, NN102; Nagendra Mamik, NN101; Danielle Zieg, HH103; and Sheila Powell, C101. Comments and concerns brought to the Board's attention were general landscape questions, parking issues, City of Denver paving of Valentia St., wasps, landscape concerns, and a request to post signs for Project Angel Heart was approved. There was also a request to share interest in a possible garage sale for the end of June and the possibility of starting a community lending library.

III. COMMITTEE REPORTS

Chairperson Sheila Powell reported for the **Social** and **Welcome** Committees on the following events:

June 4, 2017 Champagne Brunch at the Pelican Pointe Park

The event will take place at 11:00 am and the committee is in the process of planning the menu and set up.

Lunch Bunch Event

Nine participants to date for the Wednesday, April 19th, 11:30 am lunch at Las Delicias in Glendale.

Sheila Powell also stated that a new tenant at B101 would be welcomed.

IV. APPROVAL OF MINUTES

The March 13, 2017 Board Meeting Minutes were reviewed. A motion was made by Marcia Helfant approving the minutes as presented for the record. The motion was seconded by Frank Parker. All Board members present voted in favor and the motion passed unanimously. A copy of these minutes will be posted on the website.

V. FINANCIAL BUSINESS

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



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VI. OLD BUSINESS

Social Directory Mailing – It was reported that approximately 180 responses have been received to date. The information will be converted to an excel file and passed on the Board of Directors.

Landscape – Directory Feature – Flower Estimate – It was noted that irrigation and placement of the decorative pots at the Directory Feature is complete. A motion was made by Frank Parker and Marcia Helfant ratifying the email vote approving the estimate submitted by Plant Escape, Inc. for flowers, weekly weeding and deadheading in the total amount of \$3,772.71. All Board members present voted in favor and the motion passed.

Reserve Study Proposals – Competitive bids for reserve studies were reviewed. A motion was made by Charlotte Robinson and seconded by Frank Parker approving the proposal submitted by Aspen Reserve Specialties. Board members selected the Level 1 Premium with 7 week turnaround product at a cost of \$4,350.00. All Board members voted in favor and the motion passed. A 50% deposit will be processed and ARS contacted in order to move forward.

Schedule Community Walk – Marcia Helfant will email Board members to confirm an upcoming community walk one week to cover violations, and a second walk to view landscaping issues.

Other – It was confirmed that the attorneys at MoellerGraf were asked to draft a Solar Power Policy for the community.

VII. NEW BUSINESS

Landscape – The Landscape Policy approved early 2016 was distributed in the Board packet:

- HOA will absorb landscaper's planting charges
- HOA will absorb charges for irrigation augmentation
- New planting choice must be approved by the Landscape Committee (Private Planting Request) and the Board.
- New planting to be coordinated and performed by the current landscape contractor.

Regarding the request for a replacement tree at AA101 the Board requested that Management request that the Landscape Committee provide a final recommendation.



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May 2017 Newsletter - Spring articles will be submitted by management to Danielle Zieg regarding Bird and Other Feeders, BBQ Grills, and Architectural Review Approvals. In addition residents will be asked to provide input on a possible summer garage sale and participation.

ARC Submittals – The following Architectural Review requests were approved:
E101 for landscape improvements
RR103 for window replacement.

Violations/Parking Warning

Recent violation letters were reviewed by the Board of Directors. In addition a parking warning notice to inform residents parking in visitor/guest parking was distributed and will be placed on vehicles to remind them of the 72 hour limit. It was stated that during the Valentia St. asphalt work, parking is an issue for some residents.

VIII. CORRESPONDENCE/CALENDAR
Correspondence sent and received was reviewed.

IX. ADJOURNMENT

The next meeting will be held on May 8, 2017. A motion was made and seconded adjourning this meeting at 7:30 pm.

Approved by Caryl D. Shipley date 05 / 08 / 2017