



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING APRIL 13, 2020 NOTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held April 13, 2020 and called to order at 6:04 pm via conference call "Zoom Meeting" during the Colorado stay at home order due to the COVID 19 Virus. Board Members present were James Bernuth, Marcia Helfant, Chuck Kreiman, Mary Gehris and Charlotte Robinson. Board Member Sheila Powell was not in attendance. Jean Ronald, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

The All Purpose Room at Windsor Gardens was closed due to the Pandemic and this meeting was to review paint contractors for a later email vote. No owners present. Danielle Zieg HH103 was in attendance for preparation of a May newsletter.

III. COMMITTEE REPORTS

No committee reports.

IV. APPROVAL OF MINUTES

A motion was made by Marcia Helfant and seconded by Jim Bernuth approving the March 9, 2020 Board Meeting minutes for the records. All Board members present voted in favor and the motion passed.

V. FINANCIAL BUSINESS

Treasurer Jim Bernuth presented the March 31, 2020 financials once again noting the snow removal expenses that have exceeded the budget. The March 31, 2020 Financials were accepted by the Board. In addition the March 31, 2020 Aged Receivables were reviewed and accepted.

VI. OLD BUSINESS

Phased Paint Project Bids – The following five paint contractors submitted proposals: ASPEN GROUP, EMPIRE WORKS, HIGH COUNTRY, PREP RITE COATINGS & PAINTING and PLATTE CAPITAL PROJECTS. An updated spreadsheet prepared by Board member Chick Kreiman is attached. It will be necessary for the Board to vote to approved one of the above contractors in order to place Pelican Pointe HOA on a vendor calendar. Due to the pandemic an email vote will be requested.



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BrightView Proposal Entry Flower Beds – Jim Bernuth, representing the landscape committee once again presented the proposal submitted by BrightView Landscaping. At this time with the cost of snow removal, the upcoming paint project, it was the consensus of the Board to go back to BrightView Landscaping for an optional proposal.

Roof Update – It was the consensus of the Board to request that Eco Roof and Solar go back to the GAF - Warranty Claims Dept. for a more substantial offer.

VII. NEW BUSINESS

May 2020 Newsletter

Suggestions for articles were provided to Danielle Zieg for the May 2020 edition noting the importance of securing tied trash bags and reminders to not flush anything but toilet paper into the system.

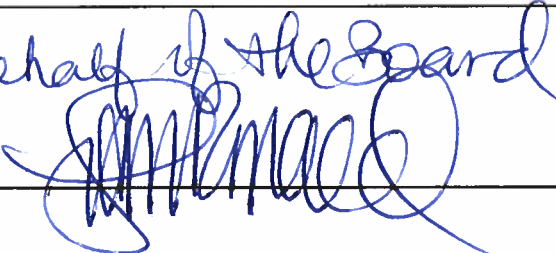
VIII. CORRESPONDENCE/CALENDAR

The updated 2020 calendar was reviewed.

IX. EXECUTIVE SESSION – The Board entered into a brief executive session.

X. ADJOURNMENT

The next Board Meeting date is tentatively scheduled for May 11, 2020. A motion was made and seconded adjourning this meeting at 8:00 pm

On Behalf of the Board
Approved by  date 05, 11, 2020

Paint Bid Evaluation – Chuck Kreiman

Prep Rite – 1st choice

Competitive price on painting, 2nd lowest \$19,130 higher (8%) than Platte Capital

Phase I	\$137,785
Phase II	\$121,125
Total	\$258,910

SW Super Paint in base bid

SW Pro Industrial Urethane for metal surfaces (garage doors) in base bid

Mail Kiosks included – no extra charge

Carpentry – lots of detail and specifics for Phase I \$26,265

Expect final carpentry a lot more - \$50,000+

Carpentry Phase II – would assess and submit proposal prior to start of Phase II

Platte Capital – 2nd choice

Initial bid based on lower grade paint

Lowest bid – closer to next higher bid when equivalent paint considered

Phase I	\$119,890
Phase II	\$119,890
Total	\$239,780

Carpentry – Limited information on scope; no price quote

Second choice based on quoting lower grade paint initially and limited review of carpentry.

High Country – 3rd Choice

Higher price for Phase I than 1st choice - \$16,655

Higher price for Phase I than 2nd choice - \$34,460

Need to be prodded to respond to follow up questions; interested?

Phase I	\$154,440
Phase II	\$ no bid

Carpentry – limited information

Carpentry Assumptions of Total Cost

Phase I estimate \$50,000 (55% of units)

Phase II estimate \$40,000 (45% of units)

Aspen \$23,000, Prep Rite \$26,000 – clearly missing many items; estimate double?

Empire \$62,000 based on projection from sample – high?

Not included in top 3

Aspen – highest price

Phase I	\$203,930
Phase II	\$185,458
Total	\$389,388

Empire

Expensive, 4th highest of 5

Phase I \$198,983 rev

Phase II \$177,987 rev

Total \$376,970

Garage doors included in price, but extra cost if other paint used on metal garage doors.

Extra for mail kiosks

Carpentry – Sampled and then extrapolated \$605 per unit, \$62,920

Good indication that actual total will be \$50K or more