



# PELICAN POINTE HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

04.12.2021 @6:00PM

### MINUTES

- I. Call to Order – April 12, 2021 meeting of the Pelican Point Board of Directors was called to order at 6:00 PM. Board members in attendance were Mary Gehris, Shelia Powell, Debbie Weed, Charles Kreiman, and Michael Heisler. Mike Workman was present representing Weststar Management.
- II. Meeting Minutes – The board reviewed the meeting minutes from the March 08, 2021 Board Meeting. Chuck made a motion, seconded by Mary to approve the meeting minutes for March 8, 2021. The motion passed without objection.
- III. Homeowner Forum –
  - a. The daughter of Sue Million was at the meeting and requested a memorial bench for her mother be installed on the property. The Millions advised that they will pay for the bench. Further discussion on this item was tabled for later in the meeting.
- IV. Financial Statements –
  - a. The board reviewed the financial statements for the month of March 31, 2021. It was reported that Water and wastewater are running high for the month. This will be monitored moving forward. Hearing no other discussion, the board accepted the March financials.
  - b. The board was presented recommendations from Gene West with RBC on the HOA's reserve investments. This item was tabled pending further discussion with RBC and management.
- V. Committee Reports
  - a. Landscape Committee – The committee presented several bids for consultation on the front planting beds in the community. The committee recommended the services of "The Plantsman" for a total of \$600.00. Debbie made a motion to accept, seconded by Mary. Motion was approved.
  - b. Social Committee – Nothing to report
  - c. ARC Committee – Nothing to report
  - d. Other – There was no other committee business brought to the board.
- VI. Old Business:
  - a. Gutter Cleaning – It was reported that a bid from Premier Roofing was still pending and a final request was sent to the board for confirmation. It was decided to get other bids and move on without Premier
  - b. Roofing Warranty, Wind, and Hail Claim – There was no new information to present at this time. The investigation is on-going.
  - c. Window AC Unit – It was reported that there is not a clear violation of this issue. However, there is an esthetic concern that does fall under the rules and covenants of the HOA. Management will consult with the HOA's attorney for further guidance.



## PELICAN POINTE HOMEOWNERS ASSOCIATION

- d. Other – There was no further old business brought to the board.

### VII. New Business –

- a. Landscape and Grounds Committee: The committee presented a charter for the board to review, changing the name of the Landscape Committee to the Landscape and Grounds Committee. After some discussion, Mary Bernuth volunteered to revise the charter to include the discussion points presented by the board. A final draft will be sent to management to be approved by the board at the next meeting. The board also discussed the involvement of Tenants to the committee. It was stated that Tenants can help but cannot be involved in any decision making when it comes to owners planting requests or projects that will impact the HOA's finances.
- b. Mail Kiosks: A bid was presented by Prep-Rite for the repairs to the Kiosks. It was reported that management was still waiting on the bid from Jim Cellular and Barnes Maintenance. This item was tabled. The board also discussed cameras and more lighting for the kiosks. Management will discuss this with Arapahoe Security and the vendors on the project.
- c. Prep-Rite: A bid from PrepRite for the wood and the painting of all the double letter buildings was presented to the board. Mary made a motion, seconded by Mike H., to approve the bid from Pre-Rite of \$28,225.00 to include the bid from 2020 for painting of \$121,125.000. Hearing no further discussion, the motion passed. Management will notify the vendor and work with them on scheduling. Once the schedule has been approved, it will be announced to the community.
- d. Save A Tree: The annual Save A Tree bid was presented to the board. Mary made a motion to approve the annual tree care bid of \$12,340.00. Debbie seconded the motion and it was approved by the board.
- e. Memorial Bench: The board discussed the memorial bench and deferred the discussion to the landscape committee. The committee will review and work with the Millions on a bench; report back to the board and the next meeting with recommendations and approval.
- f. Fine Letter Dispute: The board tabled this item for the executive session.
- g. Work Order History Report: The report was presented to the board.
- h. Cond Certs: It was reported that there were no new move-ins for the month of March. There was one refinance.
- i. Other:
  - i. Neighborhood Watch: It was reported that signs will be placed around the community regarding the neighborhood watch.
  - ii. Tave Waters Membership Drive: It was reported that Tava Waters is having a membership drive and all owners are encouraged to sign up. Owners at Pelican Pointe are to contact management to sign up and pay the \$50.00.
    - 1. The Fair Lake agreement that allowed PPT owners to walk around the lake has expired. The board will investigate this and see if there is anyway PPT owners and tenants can still access the lake area without a Tava Water membership.



## PELICAN POINTE HOMEOWNERS ASSOCIATION

- VIII. Correspondence -
- a. Newsletter – The board discussed items to be added into the newsletter for May.
  - b. Violations – Violations were reported without discussion.
  - c. Calendar – The board was presented with the 2021 calendar.
  - d. Other – No other business was discussed.
- IX. Executive Session – The board convened the open meeting at 8:00 PM and then entered the Executive Session.
- X. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 8:50 PM.