

## MINUTES of the REGULAR MONTHLY BOARD MEETING

August 8, 2016

### *Pelican Pointe Homeowners Association*

This Meeting convened at the Windsor Gardens All-Purpose Room at 6:00 p.m. Present were directors Marcia Helfant (President, presiding), Frank Parker, and Steve Susman. [Excused absent directors were Elly Valas and Caryl Shipley]. Also attending were Rowan Allen and Shawna Allen of Allen Associates, Inc., our managers; and ten guests, all of whom are homeowners.

#### Homeowners forum.

a. Bud Lehman, I-101, reported that CoCal Landscaping had cut down to ground level the several blooming spirea bushes in front of his patio railing, which surprised him. Secondly, he reported that some of the wall-siding in the breezeway between I-101 and I-102 had been split, probably from water incursion. Thirdly, he displayed downloaded photos of a portion of our asphalt roadway, after its very recent overlay of “slurry” had been applied -- juxtaposed with a photo of how the surface should look, from a U. S. government publication. He said that our new slurry contained inadequate aggregate, resulting in an inadequate emulsion, which he said should be smooth. Rowan replied that, on the contrary, the surface should be rough with some of the aggregate exposed.

b. Chris Molek, OO-103, reported that her neighbors in OO-102, tenants, among other frequent violations of our Rules, consistently leave trash (presumably awaiting pickup) in the driveway behind her unit and in the breezeway adjacent to their garage. The amounts of such trash have been increasing, and are there several days each week. Someone remarked that those tenants were leaving for Turkey and that all such trash should be picked up by the City on Aug. 10, trash day. Secondly, she said that High Country Painting, when they painted her unit’s exterior about two years ago, missed several areas, and splattered paint on her patio walls and deck. Thirdly, she said that Eco Roof & Solar, in tossing old shingles from the roof above her hobby room and unit, caused paint-nicks on her siding walls. She admitted that our handyman, Jim Cuellar, did respond to her complaints about Eco and touched-up all such paint-nicks from Eco, but in her opinion his work wasn’t professional.

c. Robert Dunn, I-103, said that our landscaping is our most important exterior attraction, but has been badly managed this year. Specifically, many of our bushes are in desperate need of pruning; that weeds are rampant throughout our complex, in our lawns and within bushes; that there are several sites where bushes are dead and should be removed; and that there are other

sites where replacement bushes should be planted. He has observed CoCal's men at work, concluding that most of them are ignorant of how to deal with the lawn/landscaping that CoCal Landscape has been hired to manage.

d. Sandra Lively, F-101, made these comments:

-- Homeowners in GG-104 complained about the price, \$2,000, quoted by CoCal to purchase and plant four bushes at their unit, pursuant to a private planting request. Shawna replied that CoCal reported that their quoted price included having to extend our irrigation lines to those four new sites.

-- Lawn areas burned severely by CoCal, especially behind H-104: CoCal laid new sod in some areas in Pelican Pointe where their fertilizing had burned the grass; some of those sod portions died. Helfant added that CoCal said they would re-sod those areas when the severe heat of summer had passed.

-- CoCal nicks some trees by using a "weed-whacker" carelessly; and that grass surrounding many tree bases has been "scalped" by the negligent use of weed-whackers.

Landscape Committee. Ruh Herre, co-chair of this Committee, and Sandra Lively, reported they, and Nancy Reed, have devised an alternative plan for the rebuilding of our "planter." Their proposed plan involves re-engaging Andraos Construcion, our contractor for the rebuilding of our entrance walls, to revise its estimate for work at the planter. Andraos had quoted \$15,000 to rebuild the two wings of the planter and to rehabilitate the central section. This Committee's new plan involves removing those wings; constructing a handsome wrought-iron railing in place thereof; obtaining some large pots for each side of the central section, into which flowers would be planted next spring. Herre and Lively displayed some drawings and photos of some of these proposed components. They said that the entire project shouldn't exceed \$5,000, exclusive of Andraos' charges. Upon motion made and seconded, the three directors unanimously endorsed this plan of the Committee. Susman said he'd contact Andraos, to obtain a revised cost figure for rehabilitating the central section of the planter – which could presumably be done in mid-September, when the entrance walls project will commence. Rowan Allen acknowledged that there is a "pooling" of water at the planter's base, perhaps from an irrigation leak. Susman suggested that Sonny Fischer be engaged to find that leak or source of the pooling, and repair it promptly, so that Andraos' work here in September could commence.

Extension of CoCal contract. At our July Board meeting, the Board voted to accept CoCal's offer to extend its present landscaping contract for four months, three of which would be "free." This would extend the contract from November 30, 2016, when it expires, to March 31, 2017. That acceptance had been unanimous, but Susman had added that any such extension should be written and submitted to this Board for approval. Now, at tonight's meeting, Susman suggested that the Board reverse that acceptance, stating that it is illusory; that we need virtually no

landscaping services in those four winter months; and that a 2017 landscaping contract with a new contractor would presumably begin as of January 1. No vote was taken on this suggestion.

Entrance walls project. Rowan reported that he had contacted Chuck Fedor, an electrician who has done extensive electrical work for our Association, to bid on moving all electrical components at these walls “out of the way” of the contractors, so that they wouldn’t be impeded by or cause harm to those components. Rowan had already obtained one bid from an electrical firm for this work. Susman repeated that Sonny Fischer should be contacted, to give us an estimate for “capping” or otherwise temporarily moving our irrigation components away from those walls, during construction (restoring them after construction). No vote was taken on this suggestion.

Social Committee. Committee chair, Sheila Powell, reported that (a) the next Lunch Bunch gathering will take place at the Tavern at Lowry at 11:30 a.m. on August 17. RSVPs should be directed to Susan Million. (b) Our annual fall barbecue will take place on September 25, at The Lighthouse. Caryl Shipley will be accepting RSVPs.

Welcoming Committee. Committee chair, Powell, reported that this Committee had recently paid visits to new residents in N-101; F-102; and that soon the Committee would visit newbies at G-103 and KK-102.

Investments. Susman had prepared an Analysis of our reserves – on-hand capital assets and anticipated receipts and disbursements – covering the period until December 31, 2016. He had sent that Analysis by email to all directors and our managers on August 6. Helfant said that the Investment Committee should meet with Gene West of RBC Wealth Advisors to discuss investment vehicles for our reserves. Susman responded that such a committee meeting was a good idea, but that there was no need for West to appear, because – based upon the maturities of our present investments and the Analysis he had prepared, we had no need for “advice,” from West at this time. Helfant disagreed.

Minutes of Board Meeting of July 11, 2016. Director Valas had taken these Minutes at that meeting, but had not yet transcribed and distributed them.

Managers’ report and financial statements of July 31, 2016. Shawna Allen had sent the financials for July by email to our directors. At this meeting, she distributed a revised edition. It was moved and seconded to accept these financials. Helfant and Parker voted Yes; Susman voted No. Shawna reported that about 62 homeowners had now joined the Condo Cafe auto-draft program for dues payments.

2015 audit. Shawna reported that she had received this audit from Weidner, CPAs, and would send Susman a copy. [In 2015, CPMG, Inc., was our manager].

Prepared and submitted by Steve Susman, Director and Treasurer. Approved by this Board, on September 12, 2016:

By \_\_\_\_\_, Title \_\_\_\_\_