



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING August 10, 2020 @6:00PM MINUTES

I. CALL TO ORDER:

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held August 10, 2020 and called to order at 6:00 pm in the Weststar Management Office located at 6795 E. Tennessee Ave., Suite #601, Denver CO 80224. Board Members present were James Bernuth, Marcia Helfant, Chuck Kreiman, Mary Gehris, and Sheila Powell. Mike Workman was present representing Weststar Management Corp.

II. MEETING MINUTES:

A motion was made by Sheila Powell and seconded by Chuck Kreiman to approve the July 13, 2020 meeting minutes.

III. OWNER FORUM:

The following owners were in attendance in via conference call due to the social distancing recommendations: Debbie Weed, Nagengra Mamik, Paulette Obrigewi, Jessie Uhlson, and Gilbert Wierschke. Danielle Zieg was present on location for the preparation of the September newsletter. Aaron Norris with Premier Roofing was also present to discuss the roofing inspection to the board.

Owners were invited to speak at the end of the meeting.

IV. FINANCIAL BUSINESS:

The July 31st, 2020 financials were presented and accepted by the Board.

Chuck asked the manager to check with the insurance company and see if there is going to be a premium increase for 2021.

V. OLD BUSINESS:

Repair & Painting Status - Update – Manager reviewed the painting and carpentry work. Mid inspections have been completed and some change orders noted. Final walk scheduled for the end of August.

Concrete Patching and Repairs – Manager reported on the status of the concrete repairs. Outside one concern raised by an owner, the work has been completed on time and on budget.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board Meeting Minutes
August 2020
Page 2

Landscaping Pruning Update –Jim Bernuth, Landscape Committee Chair, reviewed the pruning and site assessment with Brightview. Jim stated that the trees and shrubs that are to tall will need to be trimmed by a tree company.

- Mary mentioned that at S 101, there are 2 dead bushes. Also wants a master plan for shrub replacement and a list from the committee on acceptable replacements to send out to owners. Jim said that he would work with Victor to add that list to the website.
- Marsha expressed concern regarding the amount of money being spent on landscape improvements and does not want the budget increased in 2021, resulting in a dues increase. Jim stated that the repairs this year was due to the freeze in April, long and outstanding maintenance not done before and from the drought. Jim did not foresee any more money being spent but mirrored the concern and said that they would be holding off on anymore big landscape projects.

VI. NEW BUSINESS

Aaron Norris – Premier Roofing

Aaron presented a roofing inspection to the board and reported significant wind and hail damage. Marcia stated that the roofs were just replaced four years ago and that they did not need to be replaced again. Aaron reported that whenever there is a wind and hail event, even new roofs can sustain damage. Jim advised that the board would need to consider this and get back with Premier. Aaron was thanked and disconnected from the call.

Eco Roofing and Warranty Claim:

Mary asked the manager to investigate claims made in April with their former roofer, Eco Roofing, to see if the manufacturers defect claim was accepted and the status of that report.

Chuck asked the manager to research the insurance deductible on a wind and hail claim.

Foundation Rock:

Shelia Powell asked about the rock around the foundations of the building. She said that this was a project that was started but never completed. Manager to ask Brightview to bid on replacing the rock around the foundations of the buildings. The manager asked if this was something that the landscape committee could do and Jim indicated that they could. Sheila dissented from the idea, stating that the



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board Meeting Minutes
August 2020
Page 3

landscape committee has done enough and asked that the landscaper and manager compile the list and present the bid to the board.

Rentals:

Chuck asked about the rental status in the community and if there was any tracking.

Newsletter:

Daniele Zieg discussed items for the upcoming newsletter.

Email Votes:

Jim made a motion to ratify all the votes made by email over the last month. Shelia seconded:

1. Board voted and approved the final revisions of the landscape policy and request form.
2. Board approved around \$200 for resident Ben Wagner to buy new sprinkler heads so he could make repairs around the community.
3. The board approved Debbie Weed's request to plant 2 replacement bushes at her unit, NN 103. The board voted no to her request to plant a tree in front of her unit. Jim will meet with Debbie for coffee and discuss the tree and who will be responsible for payment.

All voted in favor and the motion was approved.

Bolen Landscape Request:

Manager presented a landscaping request from C-104. Jim advised that he and the landscape committee will meet with the owner and discuss the request. Jim will report back to the board.

Homeowner Reimbursement:

Jim made a motion to reimburse Eddie Pickney \$300 towards the patio repair that he completed in 2019. Shelia 2nd. Vote was called: Mary, Jim, Chuck, and Shelia voted in favor of the motion. Marcia voted against. Motion carried and approved.

VII. HOMEOWNER FORUM:

- Jan Tracy reported that it was her belief that the landscape company was using a lot of round up along the walls and planting beds.
- Debbie Weed volunteered to be the Neighborhood Watch Captain



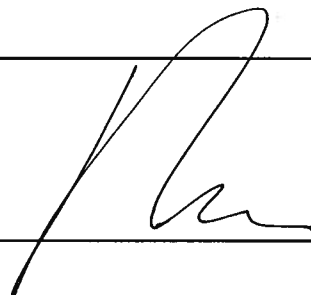
PELICAN POINTE HOMEOWNERS ASSOCIATION

Board Meeting Minutes
August 2020
Page 4

- Jessie Uhson in BB 104 volunteered to be a block captain for the Pelican Pointe Neighborhood Watch
- Debbie will get with Chuck and swap contact information.
- Gilbert @ NN 102 asked about his tree. Jim said that he would look at the tree and report back to the board.
- Paulette at FF 104 reported marshy conditions in the turf near the front gate. Jim stated that the landscape committee will investigate and report back to the board.
- Mary Gehris updated the terms for each board member.
 - Chuck – Ends 2021
 - Shelia – Ends 2021
 - Jim – Ends 2020
 - Marcia – Ends 2020

VIII. ADJOURNMENT:

Meeting was adjourned at 8:01PM. The next meeting of the board of directors will be held at Weststar Management on September 14, 2020 at 6:30PM.

Approved by  date 9/14/20