



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

08.09.2021 @ 6.00PM

MINUTES

- I. Call to Order – The 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 meeting minutes from 07.12.2021 were approved by the board.
- III. Financial Statements –
 - a. The board reviewed the financial statements for the month of July 2021. Without objection, the board accepted the financial statements.
 - b. The board discussed the PrepRite check for the deposit. It was noted that this was in the contract as a “Set up fee” and not a progress payment. Management will resend the invoice for approval.
 - c. Other Financial Business: None
- IV. Committee Reports
 - a. Landscape Committee – It was reported that management is working with the landscaper on the irrigation issues. Recent conversations with the landscaper were about bids for each unit were irrigation needs to be repaired OR replaced. This bid is still pending.
 - b. Social Committee – The Alley Cats social event was very well received and will be done again. The welcome committee welcomed a new owner that had previously rented their unit but was now moving back into the community. The committee would like to have a social BBQ on Labor Day weekend, Sunday before Labor Day. RSVP flyers will be distributed to the community.
 - c. ARC Committee – No new information was presented to the board.
 - d. Neighborhood Watch – It was announced that there is a neighborhood watch training at the Denver Police Department, August 18th at 6:00pm. Residents are welcome to come to the training.
 - e. Other – No new other business was presented to the board.
- V. Old Business:
 - a. Roofing Update – The status of the warranty claim and the wind/hail damage claim were discussed by the board. It was reported that the insurance provider has not responded to Pivot Adjusters on the roofing inspection for the wind and hail damage claim. A final letter has been sent to Sedgwick with a timeline on a response. As for the warranty claim, it was reported that Premier has all but stopped investigating the warranty angle in lieu of the wind and hail damage claim. Management met with a contact that would be interested in speaking with the board regarding the warranty claim. Management will set a time up with the board to discuss this further.
 - b. Prep-Rite – Repairs are nearing completion. Painting is scheduled to start on or around August 23rd. Owners will receive a notice on their doors from the painting company with schedules of when they are expected to be there and when they will be done.



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- c. Snow Removal – It was reported that finding vendors to bid on the snow removal has been challenging. However, the manager has met with a few that still have slots open for the upcoming snow season. Bids are pending and will be ready by the next meeting.
- d. Flagpole – It was reported that the new rope has been installed and flags have been put up. The property will need to order new flags.
- e. Windsor Garden – Michael H presented a price list that he received from the office. The price is \$375 to reserve the room. It was reported that a deposit will be needed to hold the room. Debbie and Sheila will work together to get the room reserved for November.
- f. Mail Kiosks – It was reported that management met with Mike at FM Building Services and spoke with a fencing consulting firm. Bids should be received by the end of the month and reported to the board.
- g. Other – It was reported that a gutter was overflowing at L-103. Joe’s Window and Gutter Cleaning will be contacted to have this inspected.

VI. New Business –

- a. Capitol Reserve Update – The board discussed the Capitol Reserve Update from Aspen Reserve Specialists to update the communities Reserve Study. After discussion, Mary made a motion to accept the bid under level 3 for \$2,200. Debbie seconded the motion, all voted in favor.
- b. Brightview – The board reviewed a bid from Brightview for the replacement of plant materials around the community. It was noted that that the bid did not break out the cost of the materials and the installation, as requested by management to the vendor. Without that information, the board would not know what to ask the homeowner for in reimbursement for the materials. Debbie made a motion to send the bid back to Brightview and ask that they break out the bid to reflect the materials and installation, lower the price of the tree in item 1. Michael Seconded the motion. In discussion, Chuck recommended an amendment to the motion to approve the shrub replacement and hold on the trees until the size of the trees can be verified by the landscaper. Mary seconded the motion with the proposed amendment. A vote was called. Mary, Chuck, Sheila, and Michael H. all voted in favor. Debbie voted against. The motion passed.
- c. Save A Tree Bid – The bid for General Tree Care was presented to the board from Save A Tree for the total of \$24,576.00 for the tree care that included pruning, cleaning, and some removal. A motion was made by Chuck, seconded by Mary to accept the proposal as written. All voted in favor. It was noted that the invoice would be charged to the reserves.
- d. Work Order History Report – The workorder report was presented to the board for review. The locate marks on the driveway and pavement were discussed. It was noted that the utility companies are responsible to mark the utilities once the locate requests are called in. The plumber is not responsible for the locate lines. Management contacted Xcel and the Denver Water Department regarding the type of paint used on the drives. Messages were left Xcel and Denver water said that a supervisor would call back the manager to discuss further.
- e. Windsor Gardens, Annual Meeting Location – Previously Discussed.
- f. Other – The board discussed a survey for the community to get an idea of what the HOA members would like to see in the next budget. The survey will be in the newsletter and sent out to the community for feedback. Owners can respond by email, fax, or mail it back to management.

VII. Correspondence -

- a. Newsletter – The board discussed items to be added into the newsletter for September



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- i. Capitol Reserve Review
 - ii. Survey
 - iii. Additional content needs to be sent to Danielle before the cut off.
 - b. Violations – Held for the executive session.
 - c. Calendar – Add the BBQ for 9/5/21 from 5-7pm
 - d. Other – Homeowner forum: Owners at the meeting discussed violations, social events, and the character of the community.
- VIII. Executive Session – The board convened the open meeting at 7:30 PM and then entered the Executive Session.
- IX. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 8:00 PM.