

PELICAN POINTE HOMEOWNERS ASSOCIATION

Minutes of the regular monthly Board Meeting

January 19, 2015

President Linda Corry opened this Meeting at 6:00 p.m., at the Lighthouse clubhouse. All directors were present: Susman, Valks, Helfant, Shipley, and Corry. Also present: Debra Vickrey of CPMG, Inc. About 8-10 residents also attended, some entering and leaving during the proceedings.

Previous Minutes: The Minutes of the regular monthly Board Meeting of December 17, 2014, were unanimously approved.

Homeowner forum: Matt Gargan, #HH-104, made the following remarks:

- Ice-slicer distributed by our snow-ice contractor, Metco, was deposited on his porch, causing damage to the concrete surface, notwithstanding his sign asking Metco not to spread there.
- Metco, with its truck-mounted blades, pushes snow to the end of Gargan's driveway, impeding his ability to drive into and out of his garage. He said Metco should use front-end loaders and take the snow elsewhere.
- The material spread by Metco was harmful to household pets, and creates ruts in his wood floors. Other homeowners present echoed Gargan's comments.

Karen Anderson, #TT-103, said she slipped on some ice and bruised her jaw.

Other residents' comments:

- The City should install a left-turn signal at E. Alameda Avenue and So. Xenia Street, to enable Pelican Pointers, heading westward on Alameda, to turn southward onto Xenia. Oncoming traffic makes such turn problematic now. Our City Councilperson in Dist. 5 should be consulted. Susman said he'd do so.
- Some of our taller trees need winter-pruning.
- There should be a warning signal on So. Valentia Street, where it crosses the paved path of the Highline Canal, in order to protect bicyclists and pedestrians.
- Our water-meter covers should be marked, so that plumbers can know where to find the appropriate shut-off valve for a particular unit. Gil Wierschke, #NN-102, offered to undertake that project; Susman offered to assist him in formulating a scheme for identifying these covers.

Directory authorization forms: Corry announced that only 59 such forms had been returned by residents/homeowners, notwithstanding our request in our recent Annual Meeting Packet and newsletter. Corry suggested that a simplified version of the authorization form, which she designed, should be appended to the February newsletter.

Stuck garage door: Sandi Hull (#J-103) had requested advice about how to “free up” her garage door in icy weather. It sticks to the concrete garage floor. Susman said he had some ideas and would report them to Hull (and publish any interesting, related advice in the next newsletter).

Handymen: The consensus of the directors and Vickrey was that the Vazquez brothers hadn't been accomplishing as much as they should, as handymen. Their duties are prescribed by CPMG and by their existing experience in helping to manage our buildings-and-grounds. Susman pointed out that there are several dozen smaller tasks that require handyman services here, none of which would be performed in a “standard” landscaping contract. He provided a printed list of most of these tasks, a list appended to Sonny Fischer's 2014 contract.

Vickrey suggested that she would “group together” these tasks into a few common characteristics; and would then seek proposals from handymen for accomplishing the duties in each category. Further, the Board agreed, unilaterally, to extend the contract with the Vazquez brothers, through February, but without agreeing to pay for their fuel expenses, or to provide a debit card or any other charge card (except for Lowe's). Instead, a fuel allowance of a set figure would be negotiated with them and added to their compensation. Vickrey said she intends to meet with them soon.

Landscaping contracts for spring-summer-fall 2015. Vickrey had presented to the Board proposals for overall landscaping services from three contractors: Metco, LawnTech, and EDI. Also, she had prepared a chart, comparing these proposals with one another. After discussion, Vickrey said she would re-contact these three bidders, with a view to making apples-to-apples comparisons on specific tasks (e.g., aerating). In turn, that would help the Board in comparing these proposals. Also, a proposal from Sonny Fischer was presented to the Board at this Meeting. Reactions of the directors to this proposal were deferred, so that the Directors could examine it.

Susman said that, for many consecutive years, ending in 2012, Swingle Lawn & Tree had provided reliable, consistent, professional, effective service to our trees – including spraying, fertilizing, trimming. He recommended that Vickrey ask the said three landscape contractor to delete tree care from their proposals, and that the Board consider re-engaging Swingle for our tree services in 2015. Swingle's 2015 proposal, before the Board, did not include tree-trimming; Susman said he'd ask our Swingle representative, Tom Martin, to re-prepare their proposal to include tree-trimming (which can be separated from the other tree services).

Gate repairs at the southeast pedestrian gate (near T-102): Vickrey presented a proposal from Arapahoe County Security Center for \$732.17. Corry said that she had been advised that future repairs to these gates could be reduced if a “soft closing” mechanism was attached to each of them, so that damage from slamming the gate would be reduced. Susman suggested that an

alternative proposal be sought from James Vialpando, our preferred wrought-iron specialist, who has performed previous gate and fence repairs here at reasonable prices.

Drainage and slope adjustment at #T-102: Vickrey presented a proposal from SPCS for \$3,094.90, to address this problem via professional engineers. Since this problem – involving altering the slope of the ground in front of this unit, and providing a new avenue for the excess groundwaters to escape – would not be an issue before spring/summer. Vickrey was requested to obtain an alternate proposal from a different contractor.

Internal water damage at #H-103: The Board previously approved an Association contribution of \$714.99 toward the cost of these repairs – on the principle that there was water incursion from the roof (the Association’s responsibility), but that all other damage, per the engineering opinion of Walton Contractors, didn’t involve any responsibility of the Association. The Board unanimously ratified this contribution. Corry said that the homeowners had approved this resolution, too.

Financial statements of 12-31-14: These financials were unanimously accepted.

Social and Welcoming Committees: Chair of both Committees is Sheila Powell. She announced that Cathy Moore (#G-103) had volunteered to assist her in the responsibilities of these Committees. Moore was present and agreed. In effect, Moore will serve as an unofficial co-chair of these Committees, under Powell’s leadership. Powell repeated that the Social Committee would present three functions in 2015, including the November Annual Meeting. The Welcoming Committee had greeted residents in two units recently. Further, she announced that Susman would be assisting this Committee in substantially revising our outdated welcoming binder and its included materials.

Repeated violations: Vickrey reported that the tenant in #RR-103 continued to violate our Rules – his neighbors continue to be substantially and unreasonably disturbed and harmed by his use of a sub-woofer. He and the unit’s owner had been subject to sanctions, after a recent hearing. Further, other neighbors had complained that his dog continues to be left unattended frequently, and barks incessantly and loudly during those times. Corry noted that these are separate offenses from one another. Vickrey was directed to impose sanctions for both types of violations against the unit-owner, as our Rules prescribe.

This Meeting was adjourned about 9:00 p.m.

Reported by Steve Susman, Director and Treasurer:


