

Pelican Pointe
Board of Directors Meeting Minutes
Meeting held at Lighthouse Clubhouse
1011 South Valentia St., Denver, CO
6:00 p.m. – January 20, 2014

Meeting called to order at 6:02 p.m. by Frank Parker. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Frank Parker, Victor Valks, Steve Susman, Linda Corry and Charlotte Robinson.

CPMG Staff: Debra Vickrey, Association Manager

Homeowner Forum: 5 attendees

- There were questions about the balance of the reserves.
- It was reported that coyotes are still be sighted on the property.
- A homeowner notified the Board of a sinking manhole near unit A102.
- Suggestions were made that the Board consider painting or finishing the surface inside the entry gate because the paint is peeling.

Minutes: December 16, 2013

- **Motion** to accept the minutes was made by Charlotte Robinson, seconded by Steve Susman and passed unanimously.

President's Report: None

Manager's Report: Debra Vickrey, AMS, PCAM

- Debra reviewed the written report with the Board.

Discussion Items:

- The Board directed CPMG to revise the rules and regulations, to combine the Governance Policies into the document, and to have it indexed for easy reference by homeowners. Debra agreed to provide a draft for their review by the April meeting.
- The Board reviewed the Moeller Graf attorney opinion confirming owner responsibility for the repair of patio fences.

Contracts/Proposals:

- **Motion** to approve the Mountain High proposal in the amount of \$3,925.00 for tree care was made by Steve Susman, seconded by Charlotte Robinson and passed unanimously. The Board agreed to postpone ash bore treatments until the need is established by advice from Mountain High Tree.
- No action taken on the High Country Painting proposal. The Board requested CPMG to solicit two additional proposals.
- **Motion** to approve the pedestrian gate lock in the amount of \$465.00 was made by Charlotte Robinson, seconded by Steve Susman and passed unanimously. CPMG was directed to have the lock coded the same as the other pedestrian gate.
- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$2,460.93 for roof and interior repairs to unit NN103 was made by Linda Corry, seconded by Charlotte Robinson and passed unanimously.

