

Pelican Pointe
Board of Directors Meeting Minutes
Lighthouse at the Breakers
1011 South Valentia St., Denver, CO
6:00 P.M. – October 20, 2014

Meeting called to order at 6:00 p.m. by Linda Corry. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey, Association Manager.

Board members present: Linda Corry, Victor Valks, Steve Susman and Marcia Helfant
Board members excused: Charlotte Robinson
CPMG Staff: Debra Vickrey, Association Manager.

Homeowner Forum: 6 homeowners were in attendance.

- Questions were asked about the circumstance for Sonny Fischer's departure.

Minutes: September 22, 2014

- **Motion** to accept the minutes with minor corrections was made by Marcia Helfant, seconded by Victor Valks and passed unanimously.

Manager's Report: Debra Vickrey, AMS, PCAM

- Debra reviewed the management report with the Board.

Contracts/Proposals:

- **Motion** to the Metco snow removal contract was made by Marcia Helfant, seconded by Steve Susman and passed unanimously.
- No action was taken on SPCS gutter replacement proposal. CPMG was directed to acquire additional bids.
- No action was taken on the CPMG Management Agreement pending proposed modifications.
- **Motion** to approve the Vacant Interiors proposal in the amount of \$350.00 for interior painting at unit OO-104 was made by Steve Susman, seconded by Marcia Helfant and passed unanimously.

Financial Report:

- **Motion** to adopt the 2015 budget, with a \$15.00 per month dues increase, was made by Marcia Helfant, seconded by Victor Valks. Charlotte Robinson requested that her support for the budget be on record.
- **Motion** to accept the September 2014 financials prepared by CPMG, subject to audit, was made by Steve Susman, seconded by Victor Valks and passed unanimously.

Committee Reports:

- Social Committee: Sheila Powell, Chair reported on the plans for the annual meeting dinner at Blossoms at Windsor Gardens.
- Welcome Committee: Sheila Powell, Chair reported visits with three new residents.
- Landscaping committee: No Report Given.

Hearings:

- A hearing was held related to the noise complaints against unit RR-103. Testimony was taken from the tenant at RR-103 and the owners of unit RR-104. The Board took comments under advisement pending a decision regarding a fine for unit RR-103.

Adjournment: 8:00 p.m.

Executive Session: Called by Linda Corry at 8:15 p.m. Quorum established.

- Personnel matter

Adjournment: 9:15 p.m.

Next Meeting: November 17, 2014 at the Lighthouse at the Breaker at 6:00 p.m.

Minutes approved:

Linda Corry

Linda Corry, President

11/20/14

Date