

## MINUTES

### Pelican Pointe Homeowners Association

#### Regular Monthly Meeting of the Board of Directors

October 26, 2015

This Meeting convened at 6:00 p.m. at the Lighthouse clubhouse, Denver. Present were all directors: Linda Corry (President, presiding), Marcia Helfant, Victor Valks, Caryl Shipley, and Steve Susman. Also present was Mark Dougal, representing Colorado Property Management Group, Inc. Approximately six guests attended all or part of the Meeting.

Special presentation by locksmith. By invitation, a representative locksmith from Arapahoe County Security Center presented to the Board three options for replacing the lock-sets on our Canal-side two pedestrian gates. The lock-sets on those gates had been replaced and repaired several times, and the gates themselves had been adjusted and repaired many times, too. After considerable discussion among the Directors, and based on the information received from the locksmith, Helfant moved (seconded by Shipley) to select Option #2, for a total price of \$3655.25. This selection is a push-button (mechanical) coded, double set of locks for each of the two gates. Included are hydraulic gate-closure mechanisms. The motion passed unanimously.

Homeowners' forum. Mike Wagner, MM-103, thanked the Board "for its hard work" and said he thought the complex "looks great." Jann Tracey, Q-104 (and landlord of W-104), requested "more information about our financials" and especially the first nine months of financial statements for 2015, as well as the 2015 budget.

Welcoming Committee. Chairperson Sheila Powell reported that her Committee had visited with newcomers in HH-102 (a tenant) and S-102 (a new homeowner).

Social Committee. Chairperson Powell reported that the Lunch Bunch convened on October 13 at The Tavern at Lowry; and that the next Lunch Bunch get-together will be on November 10. Susan Million will be selecting a restaurant and will be accepting RSVPs for that function. Powell also reminded the attendees at this Meeting that our Annual Homeowners Meeting will take place at Blossoms Restaurant at Windsor Gardens on November 19, 2015. A planning meeting for this event is scheduled at her home on November 8.

Landscape Committee. Committee Liaison Shipley reported that the Committee had re-visited DD-104 (the Davisons), where LandTech had removed the large bushes that bordered the patio there, separating it from the traffic and occasional disturbances on Fairmount Drive. The Committee will again re-consider some replacement plantings at this site in spring 2016. Someone remarked that LandTech had turned off our irrigation system today, for the season.

Design Review Committee. Chairman Susman reported that that Board had informally approved the application from the new owner, Nancy Aaron, at LL-104, to expand her patio, consistent with a detailed drawing Aaron had submitted. Upon motion, with a second, the Board unanimously ratified this approval. It was remarked that Aaron intends to place gravel or perhaps utilize only the existing grass in the extended area. Because of the topography at that site, and that of her adjacent neighbors in KK-104, the patio and its extension should effectively be invisible to those neighbors.

Minutes of September 28, 2015. These Minutes were unanimously approved by the Directors present.

Financial statements of Sept. 30, 2015. These statements, prepared by CPMG, Inc., were accepted, subject to audit.

Manager's report. Dougal's written Report, dated "September 2015," was included in the Board Packet for this Meeting. In addition, he reported that he would seek additional bids for the several "concrete replacement" sites around our community, if the Board requested bids besides those received to date from Rocky Mountain Pavement and from SPCS. A request for bid from Pro Form Concrete had not been received. Susman remarked that neither of the two received bids included the drain-pan (which is adjacent to our entrance pavers, and lies between the pavers and the street); and that the replacement of the drain-pan had been evaluated by Brown Brothers in about summer 2014.

Miscellaneous ratifications: With motions, accompanied by seconds, the Board unanimously made the following ratifications:

-- CPMG moved \$83,956.55 from our Reserves into our Operating Account in order to be able to pay our new insurance premiums, via Peliton Insurance. That sum was joined with most of the remaining balance in our Sweep Account, to make those premium payments (due September 30), \$157,845. This maneuver was necessitated as the result of shortages in the Sweep Account. Those shortages, in turn, arose from our inability to transfer into the Sweep Account, each month, our budgeted transfer amount. Susman has provided to CPMG (Jenna and Jim Williamson) proposed formulas for funding our Sweep Account, from November 2015 through November 2016. These formulas presume that our 2016 operating budget, as adopted by our Board, will not be disapproved at our November 19 Annual Meeting.

-- The \$20,900 from Comcast, anticipated to be received before the end of this year, will be deposited into our operating account. This payment is in consideration of our HOA's renewing Comcast's easement over and through our common property areas, for the maintenance and upgrading of their cable networks.

-- Jim Cuellar has begun his work as our on-site handyman, on a trial basis. He will be paid \$800 semi-monthly, as an independent contractor, working approximately 20 hours per week on the work-categories designated by our Board or manager.

-- Our 2016 operating budget, created at the Board's budget meeting on October 8, 2015, has been sent (condensed version) to our homeowners in their Annual Meeting Packet. This budget will be the subject of the homeowners' vote, according to statute, at that Meeting on November 19. Among other matters, this budget makes changes in our Chart of Accounts, and is accompanied in our records by a monthly (non-condensed) version, prepared by Susman.

-- Susman negotiated with Lawn Doctor a \$400 settlement of their claim for over \$1800 for lawn services performed here in April 2015.

Repair of rock-wall area and related drainage problem at E-104. Bids had been received for this project from SPCS (\$2869.55) and from WDR Restoration and Construction (\$4820.67). These two proposals attacked the problems at that site in different ways. One difference is that the WDR proposal included the removal and replacement of two slabs of sidewalk concrete. The Directors were urged to visit the site and to review the two proposals.

Complaint about parking and parking-related disturbance, at RR-103. Rick Rios, tenant in this unit, appeared with his adult son, Andrew, and Andrew's mother-- in response to complaints that (a) Andrew is a resident, in effect, in that unit, and therefore is disqualified from parking his vehicle in Guest Parking; and (b) Andrew frequently returns to the unit in the wee hours of morning; slams his car door, chases his father's untethered dog down the street; and with his companion, creates verbal outbursts -- all causing an unreasonable commotion and disturbance of the neighbors. Andrew's mother explained that Andrew actually resides with her, but stays in the subject unit when Rick is out of town.

An agreement was made: Andrew promised (i) to park his vehicle in Guest Parking areas other than that in front of the unit; (ii) he will enter the unit through its garage, rather than from its front door, when arriving late at night or in very early morning; (iii) he will abide by our Rules regarding unleashed pets; and (iv) he will avoid unnecessary conversations or other utterances outside, when arriving at those times and preparing to enter the unit.

In view of this agreement, the Board voted unanimously to defer, for the present, any new fines attributable to this situation, provided that Andrew and his father abide by these terms.

A heartfelt testament to Linda Corry and to Victor Valks. These two dedicated Directors are retiring from their positions on our Board and their officerships, at our November 19 Annual Meeting. Therefore, tonight was their final Board Meeting in those capacities. The other Directors profusely and with sincerity thanked these two for their remarkable volunteer services during their respective terms. They will be missed, big-time!

Prepared and submitted by Steve Susman.

Approved by the Board of Directors on November 23, 2015:

\_\_\_\_\_, Title \_\_\_\_\_.