

**Pelican Pointe**  
Board of Directors Meeting Minutes  
Lighthouse at the Breakers  
1011 South Valentia St., Denver, CO  
6:00 P.M. – November 17, 2014

Meeting called to order at 6:10 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, Charlotte Robinson and Marcia Helfant

**CPMG Staff:** Debra Vickrey, Association Manager

**Homeowner Forum:** 2 homeowners were in attendance

- No comments

**Minutes:** October 20, 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 approve the Maintenance Agreement with Colorado's Finest Landscaping, subject to proof of worker's compensation, auto, and business liability insurance, was made by Steve Susman, seconded by Victor Valks and passed unanimously.
- **Motion** to approve the 2015 CPMG Management Agreement in the amount of \$30,588.00 was made by Charlotte Robinson, seconded by Marcia Helfant. Steve Susman made a motion to table the issue and it failed for a lack of a second. Motion to approve contract passed on a vote of 4 to 1 with Steve Susman voting no. Charlotte asked that the minutes reflect she believes the delay in negotiating the contract with CPMG was due to Mr. Susman's unnecessary revisions.

**Financial Report:**

- **Motion** to not renew the \$55,000 CD, directing CPMG to deposit the money in the reserve account at Citywide Bank was made Steve Susman, seconded by Victor Valks and passed unanimously.
- **Motion** to accept the October 2014 financials prepared by CPMG, subject to audit, was made by Steve Susman, seconded by Charlotte Robinson and passed unanimously.

**Committee Reports:**

- Social Committee: Sheila Powell, Chair reported on the plans for the annual meeting dinner at Blossoms at Windsor Gardens. She reported there are 104 reservations.
- Welcome Committee: Sheila Powell, Chair reported visits with two new residents.
- Landscaping committee: No Report Given.

**Hearings:** None

**Adjournment:** 7:45 p.m.

**Next Meeting:** December 15, 2014 at the Lighthouse at the Breaker at 6:00 p.m.

Minutes approved:

*Linda Corry*

*12.15.14*

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Linda Corry, President

Date

**Debra Vickrey**

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**From:** stevesusmanHOA [REDACTED]  
**Content:** Thursday, November 20, 2014 1:50 PM  
**To:** Debra Vickrey  
**Cc:** ;Robinson, Charlotte; Corry, Linda; Helfant, Marcia; Shipley, Caryl; Susman, Steve; Valks, Victor; Jim Williamson; Lynda Reifman - CPMG  
**Subject:** Minutes of our regular monthly Board Meeting -- Nov.17,2014 -- Pel. Pointe.

Debra,

As I stated at this Meeting, I want my supplemental statement, as an officer and director of this HOA, to be incorporated into these Minutes:

"On the motion to approve the 2015 management contract with CPMG, Inc., I voted against it. Reason: In my opinion, CPMG, Inc., should continue as our manager in 2015, and I am pleased that they will be doing so. My objection relates solely to the contract (and the addendum thereto). The tendered contract is a sloppy document, rife with patent and latent ambiguities. Ambiguities are not in the best interests of our Association. Our Board approved suggested modifications to the tendered form of contract, three weeks before this Meeting. The suggested modifications were drafted only (a) to clarify some of those ambiguities; (b) to re-insert provisions under which the Association and the manager had already been operating since January, 2013; (c) to provide for clearer financial presentations; (d) to provide for our Board timely reports of roster changes and accompanying data; and (e) to enhance the control which the Association would have over selected expense items. All of these suggestions were either refused by CPMG, or were diluted in order to expedite the execution of this contract."

Steve Susman, Director and Treasurer,  
The Pelican Pointe Homeowners Association