

Minutes of Regular Board Meeting

March 16, 2015

PELICAN POINTE HOMEOWNERS ASSOCIATION

The Meeting was held at 6:00 p.m. at the Lighthouse Clubhouse, 1011 So. Valentia St., Denver, CO 80247. Linda Corry, President, presided. Other directors present: Valks, Helfant, Susman. Director Shipley was excused. A quorum of directors was present and acting throughout the Meeting. Debra Vickrey of CPMG, Inc., attended. About 10-12 guests were present, too.

Homeowners' forum.

-- G. Englemann, #MM-104, voiced a private matter. She was referred to our manager for further processing of her concerns.

-- Mike Wagner, #MM-103, who had received a violation notice (operating his power blower in daytime hours to clean his garage, allegedly disturbing a neighbor because it was noisy) objected to the citation. The Board suggested that he attempt to mediate the matter with the complainant; he agreed. No fines were imposed. The matter was deferred indefinitely.

-- Wm. Hutchinson, #HH-101, objected to his citation for violating our parking rules, allegedly parking his vehicles and perhaps those of his invitees in our driveway adjacent to his unit. He denied the allegations, but said he'd monitor the situation hereafter and would so advise his guests. No further action was taken at this time.

Committees:

Social: Sheila Powell reported that the next social event will occur on June 7 at Pelican Park, from 11:00 until 1:00. This will be a brunch. Details will be forthcoming. Lunch Bunch sessions continue monthly, with a mixture of former and new restaurants.

Welcoming: Powell and Cathy Moore continue in their active leadership of this Committee, greeting newcomers to our community as they become identified. Several homeowners have assisted in such meetings. With Steve Susman, they have updated most of the binder which they present to newbies.

No other Committee reports were offered.

Minutes of the Feb. 16, 2015, Board Meeting. Minutes tendered by Susman were approved, excepting a clause in the final paragraph, which Susman said he would delete in the final version.

Financial statements of Feb. 28, 2015: Upon motion unanimously passed, these were accepted, subject to audit. Susman suggested that Vickrey advise Jenna Williamson of CPMG to forebear from transferring monthly funds from our Operating Account into our Sweep Account unless and until there are adequate funds in Operating to enable such transfers to be made without impairing our other financial demands for current operations. Susman said that, in September 2015, when funds should be available for payment of our annual insurance premiums and our annual Denver wastewater assessment, there would be inadequate funds in our Sweep Account for those expenses. That shortfall will be attributable (a) to unexpectedly-heavy snow clearance costs this winter, (b) insurance premiums in September 2014 that were higher than anticipated, and (c) perhaps other causes. At that time, it may be necessary to return some funds from our Reserve Account into Operating, to conclude the fiscal-calendar year. In fall 2015, budgeting for 2016 will take these issues into consideration.

Helfant suggested that the Board may wish to defer the tree-trimming engagement of Swingle [the Swingle proposal remains under consideration by the Board, in view of this probable shortfall].

Manager's report: Vickrey reported:

a. She had met with Aaron Cain, our new handyman, explaining CPMG's procedures for work orders, compensation, and other procedures.

b. Water damage occurred at #TT-103. She received a bid for repairs from WDR. Susman noted that this proposal didn't adequately describe the problem, or where it was located, or the repairs that were needed.

c. Extensive water remediation had been necessary, on an emergency basis, at #V-103. WDR had responded, handled the remediation, and presented its bill (\$1682.33) -- but hadn't yet issued a proposal for roof repairs (the source of the water which entered this unit). The Board suggested that Vickrey obtain a proposal from WDR and one other contractor for that work, before authorizing WDR to proceed with the internal restoration of the unit.

d. At #T-102, the extensive drainage project has been completed.

e. CPMG referred to our attorneys for collection the account of one chronically-delinquent homeowner.

f. Directory: Responses to our pleas to our residents to sign and return their authorizations for inclusion into a new Directory had dwindled. Several dozen residents have failed to respond.

President's report:

a. By executive action, our HOA has engaged Aaron Cain, independent-contractor-handyman. In March, he will be paid on an hourly basis. Beginning April 1, he will be paid on a monthly basis. Then, he is expected to devote 20 hours per week to HOA matters, for which he will receive a fixed sum. Cain said he anticipates that his days at Pelican Pointe will, at least at the outset, be Mon., Wed., and Saturdays. Some details of his engagement have not yet been finalized. He will also be available to work for our residents, on a private basis (i.e., the hiring resident must pay him directly).

b. She, Susman, and Cain visited our mini-storage facility, CubeSmart, and took an inventory of its contents. Five items of major equipment are there and some smaller items. Our HOA wishes to terminate our contract at CubeSmart as soon as possible. Since our new contractor, LandTech, has its own equipment, we no longer need these larger items. The Board unanimously agreed that we should dispose of those items as soon as possible, for "whatever we can get for them." Susman said he'd take photographs of them, sending them with a list of items to Vickrey. Vickrey volunteered to forward the list and photos to landscape firms with which she is familiar, including (now) LandTech. Susman reported that he had engaged a locksmith to replace the locks on our guardhouse, which is a suitable location for our small items (e.g., animal traps, flags, bulbs, bags). He had instructed Cain to view the damage to the door frame at the guardhouse, with a view to repairing it (so that the locks would be effective).

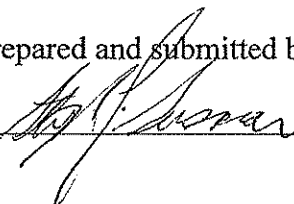
c. Corry and Susman met at LandTech with Mike Mangano and Jessica Morrissey. Lina Kyle of CPMG attended, too. Corry reported that she and Susman were quite impressed with the professionalism displayed there. Susman volunteered to deliver to LandTech our remote irrigation clock transmitter (as well as what appears to be our original landscape architect's drawings of the landscaping plan).

d. Dog waste violations, caused by unknown residents (presumably) were rampant. She personally removed some of such waste on the south side of the primary detention pond. Susman said he'd again urge compliance in the April newsletter.

e. James Vialpando finished repair of our two Canal pedestrian gates, installing springs and a small hydraulic piston on each of them.

Rules revisions: Susman presented re-drafts of amended Rules in Section III, relating to (i) satellite dish installations and guidelines; and (ii) bird-feeders, other feeders, and insect-collectors. The Board made suggestions for altering these latest drafts. Susman will abide thereby, and re-submit them.

Prepared and submitted by Steve Susman, Director and Treasurer:

  
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