

## MINUTES

### Regular Monthly Meeting of the Board of Directors

May 18, 2015

#### PELICAN POINTE HOMEOWNERS ASSOCIATION

This Meeting was held at the Lighthouse clubhouse at 6:00 p.m. Attending were Linda Corry, President and presiding; Caryl Shipley; Victor Valks; and Steve Susman. Director Marcia Helfant was absent/excused. Representing CPMG, Inc., were Debra Vickrey and Mark Dougal. Mark was introduced to the four present directors and our guests.

Guests present: Homeowners Glen Olmstead, Sheila Powell, Cathy Moore, Bill Beckley (new owner of #L-101), Jaye Kephart, and Nagendra Mamik.

#### Minutes of Meeting of April 20:

These Minutes were unanimously approved.

#### Financial statements, dated Apr. 30, 2015, submitted by CPMG:

Upon motion, the Board unanimously accepted these statements, subject to audit.

#### Social Committee:

Chairperson Powell reported that the annual Champagne Brunch will be held at Pelican Pointe Park on June 7, 2015, 11:00 – 1:00 p.m. RSVPs are being taken by Reba Walker. Attendees are encouraged to bring their own picnic chairs. Powell reported, too, that the surfaces of our two oldest picnic tables are in poor condition. The newest one, the third one, is much newer and in reasonable condition.

The Lunch Bunch convened at the North County restaurant in Lowry on May 12. The Lunch Bunch will next meet at the Golden Shanghai restaurant on So. Parker Rd. on June 9, with RSVPs being taken by Susan Million, who has resumed responsibility for this Bunch.

#### Welcoming Committee:

Chairperson Powell announced that visitations by Committee members were made recently upon three units. She also reported that, to her knowledge, four townhomes are currently For Sale.

Further, she reported that she and Moore were encouraging newcomers in Pelican Pointe to opt into our Directory, or otherwise to sign the directive concerning such inclusion or exclusion. Vickrey presented to Powell a list which purported to show those units which haven't responded to our pleas to sign that form, one way or the other – so that a new Directory could be

published. Susman noted that we now have an all-time high number of units with tenants, to his knowledge. Identifying them and their data is difficult, notwithstanding a recent poignant article in our newsletter. Vickrey said that CPMG notifies the Board and/or Powell “whenever CPMG learns of the identity and unit number of a new purchaser here.” Susman disputed this representation.

#### Landscape Committee:

Chairperson Shipley reported that a walk-around of part of our complex was undertaken recently by Corry, Helfant, Dougal, Jessica Morrissey of LandTech and one of her supervisors. Morrissey reported, among other points, that LandTech would be removing dead bushes and doing selective pruning of others. LandTech has already begun its lawn and landscaping activities at Pelican Pointe.

The devastating snowstorm of May 9-10 resulted in many severely damaged trees on our property. Corry congratulated Vickrey for promptly summoning Swingle Lawn & Tree, which arrived on or about May 11-13, cutting off broken limbs and removing them. The Board discussed the wisdom and necessity of (a) re-soliciting Swingle and Rushton Tree Service for amended bids for trimming our trees this spring (in view of that storm damage); and (b) paying for Swingle’s emergency trimming and the spring trimming from our reserves, if need be – since the storm was fierce, totally unexpected, and the resulting costs would not be a normal part of our landscaping (operating) budget. It was further suggested that the spring trimming might not be required of all our trees, but only selected ones (depending on advice from the selected trimmer). Further, a trimming contractor might recommend that, after all our trees are in well-trimmed condition, we consider a cyclical trimming program. Meanwhile, Swingle has been proceeding with its 2015 contract for tree spraying and maintenance.

#### Architectural Control Committee:

Chair Susman reported that #SS-104 had applied for leave to install a satellite dish; that Helfant and Susman, separately, had visited the site. A huge tree, on the south end of this end-unit, when in bloom, would probably block the satellite’s signal. This meant that the apparent-best site for the installation of the dish and its support arm would be on one of the trim boards near the top of the 2<sup>nd</sup>-floor dormer. Susman returned to the site after the installation in that location, reporting that the black cable was neatly installed by the installer, but did cross both some white trim boards near ground level and some siding, too. The homeowner had volunteered to paint those portions of the cable with appropriate matching colors, but was told by Susman that the cable would probably be painted by High Country Painting, Inc., this summer, in our Phase II painting project. The application was formally approved.

Investment Committee:

At our April 20 Board Meeting, this Board passed a resolution, providing a mandate to RBC Wealth Advisors, to invest the presently-uninvested \$348,000 now in its control – a part of our reserves. By unanimous resolution at tonight’s Meeting, the Board resolved to instruct RBC to invest:

-- \$100,000 in a 3-month CD; \$100,000 in a 6-month CD; and \$100,000 in government-backed securities chosen by RBC, to be sold, or redeemed in one year.

-- The remaining (approximately) \$48,000 is to be held by RBC in money-market funds or other near-liquid form, pending future Board mandates. Vickrey said that Jenna Williamson of CPMG would so instruct Gene West of RBC; and that channeling these orders through CPMG would enable CPMG to have a trail of our reserve investments.

Manager’s report:

Vickrey reported that a full complement of bids had not yet been received for the restoration of our brick pavers at our entrance; or for repairing the white tiles on our entrance walls. Further, she had received preliminary advice that stuccoing the reverse sides of those walls was a poor idea; that the stucco wouldn’t “hold”; and that a different solution for improving the appearance of the walls (reverse sides) would be entertained. Vickrey was asked to “look into” substituting “colored, stamped concrete” in place of the present pavers.

Susman noted that we should schedule a walk-around in early June, when the weather would presumably be conducive for that, in order to list and photograph the many sites in our complex which need concrete replacement.

CPMG recently mailed to each director an invitation for a dinner and seminar to be held on June 3, sponsored and conducted primarily by CPMG, the topic being the new Colorado laws requiring registration of management companies and HOA managers, with other requirements accompanying those mandates. Susman questioned the representation in the invitation that there is “a pass-through State Mandated Licensing Administrative Fee” in the new statutes or rules. Vickrey said that such a fee isn’t in the statutes or rules, but is needed to compensate CPMG for the added expenses involved in such registrations and other ongoing statutory- and rule-requirements. She said that Lynda Reifman and Jim Williamson of CPMG are the persons to whom any objections or questions should be addressed, however.

Prepared and submitted by Steve Susman, Director and Treasurer.

Approved by the Board on June \_\_\_\_\_, 2015:

\_\_\_\_\_, Steve Susman, Director and Treasurer