

MINUTES

Regular Monthly Board Meeting of Pelican Pointe Homeowners Association

June 22, 2015

This Meeting convened at The Lighthouse Cluhouse at 6:00 p.m. Present were directors Victor Valks (presiding as Vice-President); Marcia Helfant; Caryl Shipley; and Steve Susman. Linda Corry's absence was excused. Representing CPMG, Inc., was Mark Dougal, our community manager. Ten guests were present (including new homeowners, Shahn and Jen Sederberg, #PP-104). That figure also included Sheila Powell, chairperson of our Welcoming and Social Committees, and Cathy Moore, Powell's colleague.

Approval of previous Board Minutes; financial statements: The Minutes of our regular Board Meeting held May 18, 2015, were unanimously approved. The financial statements of May 31, 2015, included in the Board Packet for this Meeting, were accepted by the Board, subject to audit and to any pending questions of our Treasurer (addressed to CPMG's accounting department).

Homeowners' forum: Helen D'Andria, #FF-103, requested that the bushes in front of her unit be trimmed. Other guests' comments suggested that Mark Dougal be directed to ask LandTech about methods for dealing with rabbits; and that Aaron Cain should be questioned about the status of raingutter-cleaning.

Committees:

Welcoming: Powell reported that her Committee had visited with new residents in #F-102 and #M-101, and intended to make other visitations when she receives data relating to any newcomers, either owners or tenants.

Social: Powell reported that the annual Champagne Brunch, held on June 7 at our picnic area, was very successful, especially in terms of resident turn-out. Total cost of the event was \$582. The Lunch Bunch is under the supervision of Susan Million. The latest luncheon was held on July 9 at the Golden Shanghai restaurant.

Landscape: Shipley reported that one of the light fixtures in our entrance flower beds was broken. Dougal said he'd request our electrician, Chuck Fedor, to repair or replace it – unless Dougal was informed by Aaron Cain, our part-time handyman, that Cain could make that repair or replacement himself.

Design Review: Request by Harold Davison, #DD-104, for approval to remove three windows and their frames and screens from his unit, and replace them with windows and frames from Champion. The replacements would open inward from both the top-half and the bottom-half of the windows. A new screen would cover the entire window, not only the lower-half (as is the case with all Pelican Pointe windows now). Susman had circulated to Committee members

Helfant and Corry the pictures from the Champion catalog, showing that the windows would have the same “squares” pattern as the present windows. Susman and Helfant, comprising 2/3 of this Committee [Corry being out-of-town], had approved this application –on the assumption that the exterior appearance of the replacements wouldn’t be a significant departure from our existing architectural appearance. The Board approved this application, but with the proviso that no additional window replacements in the unit would be approved without the applicant’s re-submitting a new application – in order to allow the Board to view the three approved replacements after installation.

Request by #TT-104 (Jerry and Diane Jacobs) for permission to extend the vertical height of their wooden patio gate, in the breezeway, by about 3’. Their application showed the photo of another Pelican Pointe unit, where this extension had been done. The Board had tentatively approved this Jacobs application previously. Now, the Board formally approved it, provided that the extension is constructed with similar slats, in a manner, style, and stain which mimic the existing gate. The Committee noted that the gate is not visible to passers-by except from the driveway-end of that breezeway.

Investment Committee: Susman reported that he had received, as Treasurer and as a member of this Committee, four securities confirmations from RBC Wealth Advisors; and that each of them conformed with the mandates given to RBC following our April 2015 Board resolutions. The Board had then resolved to have RBC purchase a 3-month CD for \$100K; a 6-month CD for \$100K; and RBC purchased two \$50K government-backed securities; and retained the approximately remaining \$48K, which it possesses, in a money-market fund (for easy access).

Manager’s report: Dougal reported:

-- High Country Painting, Inc., would begin painting our Phase II project of Bldgs. X through TT (and our four small satellite structures), weather permitting, on July 29. Swingle Lawn & Tree, pursuant to our contract with them, would begin overall trimming of our trees on or about July 6. (See, below, for ratification of this contract).

-- He had spoken with a City employee, describing the deep sinkhole near Z-101.

-- Cheyenne on his staff was organizing and pursuing data about tenancies at Pelican Pointe.

Picnic tables: After considerable discussion, the Board voted to purchase two new picnic tables, to replace our two oldest ones (which had deteriorated physically in their 16 years of life). The Board voted to purchase all-metal ones, with the polyvinyl coatings (the same as our present three tables), rather than tables with a resin/plastic top or benches. Susman reported that The Home Depot, based on his findings, was the best vendor for these purchases, providing free delivery to our site without charge. The Board voted to acquire a round one, for \$899 + taxes, and a rectangular one (like our present ones), for about \$999 + taxes. Susman said that Cain should have no trouble in assembling these. Factors favoring these more-expensive models were

their heavy weight (hopefully inhibiting their theft) and their probable longer life with less physical deterioration over time.

Concrete replacement: The Board wants to look at all our concrete areas, with a view to replacing some of these areas this summer. Valks suggested that a walk-around by those directors who would be available should be divided into two or three separate sessions, in view of the time required to traverse our entire complex. Dougal volunteered to synthesize the responses from each director as to his/her availabilities, preferably on successive Saturday mornings.

Fake video cameras, to dissuade thieves from stealing more of our flowers: Susman reminded the directors that we could purchase and install, in or near our flower beds, passive ones, not connected to any electricity – which might have little utility value. Or, we could ask Fedor, the electrician (who installed the lighting in our entrance flower beds) about the feasibility of providing electricity to fake video cameras which either “moved” and/or had a red light – which would appear more authentic. The matter was temporarily tabled, to obtain more information.

Ratification of Swingle contract for tree-trimming: Swingle’s proposal, received many months ago, covers only the trimming of our trees (This is a separate contract from the Swingle contract to provide spraying and injections for our trees). The Board unanimously ratified this contract, for the two figures shown thereon, \$4,224 and \$10,788, or a total of \$15,012.

Red brick pavers at our entrance: Dougal reported that he had solicited three bids for this project, but that only one invitee actually bid – ASR Companies, Inc. This bid provided two alternatives: either replace all the pavers with a rose-tinted concrete, or replace the missing and broken pavers themselves. The former alternative was much more costly than the latter. After discussion, it was moved, and unanimously passed, that we accept the bid from this firm of \$20,660. This bid included restoration of our two tile-covered entrance walls, too. This approval was conditioned upon CPMG’s obtaining two or three testimonials or references from other customers of ASR, and forwarding those to our Board. If those are positive and credible, our Board would authorize CPMG to award the contract, as described herein. Although our HOA has not done business formerly with ASR, Dougal said that CPMG presently is involved in a large project with ASR at a large community which CPMG manages.

Three repair contracts authorized: The following three units sustained internal damage from water incursions in late spring snowstorms:

-- MM-104: Walton bid \$5,956. Susman had suggested soliciting bids from Vacant Interiors, Inc. Vacant bid \$4,357, based on Walton’s specifications and Vacant’s inspection of the premises. Susman had inspected the premises, too.

-- EE-102: Walton bid \$1,991. Vacant bid \$725.

-- V-103: Walton bid \$766. Vacant bid \$450.

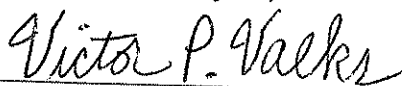
At our April 2015 Board Meeting, our Board approved a contract with Walton for the repair of exteriors at MM-104 and V-103. No bids had been solicited from any contractors for the exterior repairs at EE-102. Upon motion, the Board approved contracts for internal repairs to Vacant Interiors, Inc., on these three units – but asked Dougal to advise Vacant to forbear from its work at EE-102 until the exterior repairs have been awarded and finished.

Amendments to our Bylaws and Rules: In late May 2015, Susman distributed to the other directors selected revisions to our Bylaws and Rules. On June 10, the Board, at a working session, suggested some minor modifications to these documents, which Susman incorporated. Upon motion duly made and seconded, all these modifications were unanimously approved. Susman said that these two documents also contained several new and amended Rules, which had already been approved by this and previous Boards. Further, he has met with Cathy J. Moore, #G-103, who has volunteered to meld all these modifications into the text of our Rules and Bylaws, as existing prior to tonight's approvals. The net result will be, for the first time since 2008, a current set of our Rules and Bylaws. CPMG will be requested to replace our Rules and Bylaws, as now appearing on their website for Pelican Pointe, with these new "master" sets. The Board discussed modes of distribution of these new master sets of our Rules and Bylaws. Mailings would be too expensive; alternatives might include door-to-door delivery; a pick-it-up table on selected dates; or merely advising our homeowners and tenants that these new master sets are available only on the CPMG website. Special provision would have to be made for any homeowners or tenants who do not have an active e-mail connection.

Moore is also working on revisions to many of our outdated Forms, some of which have preliminarily been displayed to our directors. These, too, if and when formally adopted, must replace their counterparts on said web site.

Prepared and submitted by Steve Susman, Director and Treasurer

Approved by the Board on July 27, 2015:



_____, Director.