

Pelican Pointe Homeowners Association

MINUTES

Regular Monthly Meeting of the Board of Directors

July 27, 2015

This Meeting convened at 6:00 p.m. at The Lighthouse Clubhouse. Present were Directors Valks (Vice-President, presiding), Helfant, Shipley, and Susman. Representing CPMG, Inc., was Mark Dougal. Linda Corry, President and Director, was absent (excused). Also attending were 11-12 homeowners, as guests, and two representatives from Eco Roof and Solar. Aaron Cain, handyman, attended, until he gave his presentation (below).

Minutes of the previous Board Meeting on June 22. These were approved unanimously.

Homeowners' forum. Most of the attending homeowners were present to complain about the delay in our bush-trimming program. A few of them spoke. Dougal explained that LandTech, our landscape contractor, was almost finished with its program of removing dead and dead-appearing bushes, after which they would begin our summertime pruning program. That program will likely commence on or about July 29.

Concerning the replacement of removed bushes and shrubs, the attendees were explained that (a) the Landscape Committee will, in the first-instance, make the decisions to replace (or not) a removed bush; (b) the Committee may consult with LandTech on such specific replacement decisions; (c) replacement decisions would depend primarily upon whether the Committee views each site as over-planted or under-planted; (d) if a replacement bush is approved or suggested by the Committee, LandTech would be charged with finding, purchasing, delivering, and planting it; and all Committee decisions will be subject to Board oversight, if and when necessary. Concerning tree pruning, Dougal reported that Swingle Lawn & Tree is currently pruning trees on our premises (besides our spraying and soil injection contract with them).

All present Directors assured and re-confirmed to the homeowners that Pelican Pointe HOA would continue its ongoing programs of bush-trimming and selected replacement; and tree-pruning and tree-care – as it has done throughout its history. These lawn, bush, and tree programs are ongoing, and constitute a major element of our operating budgets.

Handyman. Aaron Cain advised the Board that he has been busy with raingutter-cleaning. Recently, much of the debris in those gutters comes from the sloughing off of shingles' surface, due mainly to hail. He said that there should be better coordination between LandTech and him, regarding whose responsibility it is to provide and spread the small rocks (needed in so many places in our community). It was unresolved who would arrange this coordination. Aaron said he is trying to work at Pelican Pointe on most Mondays, Tuesdays, and Fridays-or-Saturdays.

Eco Roofing. The two representatives of this company appeared and distributed their brochures to the directors and Dougal. They reported that they had responded swiftly to the request for external roof repairs at EE-102, their first assignment at our complex. What they mainly are seeking: A large roof-replacement contract. They explained how they coordinate with insurance adjusters after hail storms that damage roofs. They were asked if they are willing to do less-significant projects, such as replacing dried-out roof vent flashings. They said they are pleased to do that type of repair if they “can be assigned about 10 or so at one time.” Susman said that the Board might consider a pro-active program for the gradual replacement of our 3” and 4” rain gutters with 5” ones, accompanied by a 2” x 4” drip-edge (“ice shield”) at each such installation.

Social Committee. Chairperson Sheila Powell reported that the recent Champagne Brunch was quite successful, attracting 69 residents. The next social affair to be sponsored by this Committee: the Fall Barbecue, on Sept. 20 at The Lighthouse. She said the fee for use of that facility was raised this year from \$50 to \$100. After that, the next and final 2015 social event will be our Annual Homeowners Meeting on Nov. 19 at Blossoms Restaurant at Windsor Gardens (same as in 2014). The restaurant requested a \$250 deposit.

Lunch Bunch. The July session took place at Ambli Restaurant, attended by about eight persons. The August lunch will be held at BuBu Restaurant in Hangar #2 at Lowry on August 11, with RSVPs going to Susan Million.

Welcoming Committee. Powell reported that her Committee welcomed the new owner of TT-105, and the new tenants in Y-104.

Design Review Committee. Unit JJ-101 had applied for permission to install a swamp-cooler on her garage roof. The Board unanimously denied this application, because the picture of a typical swamp cooler (part of the application) showed how unattractive it would be; there is no precedent favoring such an installation in our complex; and granting the application would likely induce other homeowners (especially those with “hobby rooms” which have no air-conditioning) to make a similar application. This Committee had informally rejected this application, including the opinion of Linda Corry (by e-mail), a Committee member.

Landscaping Committee. Liaison Shipley reported that the Committee had planted some delicate shrubs on our flagpole island, in place of the unattractive growths formerly there. The owner of R-101 had requested informally that our Association remove the large tree trunk that rests in the middle of the lawn in front of her unit. The tree had been cut down and removed by Swingle after it was destroyed in the May 8-9 storms. The Board rejected this request, and suggested that CPMG arrange to have the trunk “shortened” further, if possible; and thereafter, to be “hidden” with a lawn overlay or a new bush blocking the trunk from the view of passers-by.

Manager's report. Dougal reported:

- Ryan Hurley of Peliton informed Dougal that an adjuster or adjusters representing our primary insurer would soon inspect our roofs, as a result of the recent hail storms.
- The ongoing exterior painting project, by High Country Painting, Inc., was delayed, in part, due to frequent heavy rains during many workdays.
- The ASR firm, under contract to repair the entrance paver area and the entrance tile walls, had not yet begun.
- Swingle Lawn & Tree was currently trimming and spraying our trees, pursuant to contract.
- The deep pot-hole near Z-101 was currently being repaired by WDR, per contract.
- CPMG's program to obtain written leases for all rented units was ongoing. The consensus of the directors was to authorize CPMG to assess fines, according to our Rules, against any landlord-homeowner who persists in failing to produce his lease to CPMG.
- Snakes: CPMG has notified Critter Gitterz of reports of snakes on our property, in specific locations. Valks explained what snakes he has observed, the various types of snakes found in our complex, their characteristics and possible level of danger.

Parking violators. Dougal reported that he or one of his colleagues visits our property about bi-weekly, looking specifically for errant parkers. However, it was clear that the only effective way to enforce our parking Rules was to engage one or more volunteer-residents at Pelican Pointe to "tag" the violating vehicles; following up 24+ hours later to see if the vehicle has moved from the proscribed spot; and then reporting to CPMG if such movement hasn't taken place.

Concrete areas: The Board proposes to develop a list (i.e., specific sites) of concrete sidewalks, curbs, gutters, or steps that should be replaced. This walk-around would be scheduled for available directors on three (or so) consecutive Saturday mornings. It wasn't resolved who would collate the availabilities of the directors in order to schedule these Saturday walk-arounds.

Snow-ice removal in winter 2015-2016. Susman distributed to each director and Dougal a copy of Sonny Fischer's proposals for this matter. Discussion of his proposal would await our receiving LandTech's proposal. Susman remarked that we can assume that no landscaping firm offering these winter services will quote a fixed figure for the entire winter; rather, all of them would quote only their hourly charges for specified types of equipment and for laborers. Fischer's proposal does quote a fixed figure for the entire winter. Bob Johnson, J-102, suggested that there is a substance that doesn't corrode concrete as do salt-based ice-reduction substances; he will try to identify such a product for the Board.

Video cameras. The directors' consensus was to research no video equipment or programs for Pelican Pointe at this time.

Delinquent dues. Dougal presented a list of delinquent homeowners, but only one was significantly in arrears (\$700). Susman said he would contact this homeowner, a long-time owner, and would promptly notify Dougal about any such communication. Failing that, the Board instructed Dougal to send this account to our attorneys for collection (the homeowner resides in Seattle; this is a rental unit).

2014 audit. Dougal presented a draft of this audit from Weidner, CPAs. Susman approved the draft, and will request a copy of the final audit for our records when it is produced and received.

Current proposals for repairs of water-damaged units. The Board Packet for this Meeting contained bids from WDR for repairs to these units: H-104; LL-101; MM-104; TT-104; and HH-104. The Board requested competitive bids be obtained for each of these five projects, including from Eco Roof and Solar (on the first four of them).

Revised Rules, Bylaws, and forms. Susman reported that he and Cathy Moore had finished the huge task of revising many of our Rules; some of our Bylaws, and virtually all of our many forms (including the entire contents of our Handbook). [The Rules and Bylaws changes were previously approved by the Board]. Further, Moore was in the final stages of amalgamating the changes, in Word and PDF; Susman was proof-reading everything. Upon completion, discussion would take place with the Board about which homeowners would receive new binders with tabs; whether landlords should pay the cost of their tenant's printed copies, and related questions. About 250 sets of all these documents would be printed, probably at FedEx Kinko's. Tentatively, distribution of these printed documents would be effected by a group, gathered by Moore, volunteering to deliver sets to every resident (some would have to be mailed to non-local addresses), perhaps inserted in a plastic bag and placed on front door knobs (Moore will donate the bags). Finally, Moore will send to CPMG, in PDF form, all these documents, for inclusion into CPMG's website (under Pelican Pointe), in place of the documents on that site which are being superseded.

June 30, 2015, financial statements. These financials, prepared by CPMG, included the packet for this meeting, were unanimously accepted, subject to audit.

Prepared and submitted by Steve Susman, Director and Treasurer.

Approved by the Board on August 24, 2015:

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