

Pelican Pointe
Board of Directors Meeting Minutes
Lighthouse at the Breakers
1011 South Valentia St., Denver, CO
6:00 p.m. – August 18, 2014

Meeting called to order at 6:00 p.m. by Linda Corry. Quorum of the Board of Directors established. Minutes were taken and transcribed by Paul Jones, Association Manager.

Board members present: Linda Corry, Victor Valks, Charlotte Robinson, Steve Susman
Board members excused: Marcia Helfant
CPMG Staff: Paul Jones, Association Manager.

Homeowner Forum: 10 homeowners were in attendance. Sign in sheet available at the management office.

Homeowner Requests:

- Light repairs are needed at J-102, W102, CC-104. The manager advised C&J Lighting vendor will be out on property on August 20, 2014 and will add these requests to the work orders.
- Owner at W-104 reported sinkhole and dissatisfaction with Sonny making inadequate repairs. The manager will advise Sonny to make necessary repairs.
- Owners requested that the weeds and grass be trimmed along the fence line of property by Sonny. The Board reminded homeowners that the Association is not responsible for trimming plant material on the exterior of the fence.

Minutes: July 21, 2014 Board of Director's Meeting

- **Motion** to accept the minutes was made by Victor Valks, seconded by Charlotte Robinson and passed unanimously.

Manager's Report: Paul Jones, CMCA

- Paul discussed the written management report with the Board. The board accepted the report as written.

Business Items:

- The board reviewed and discussed the active and completed work orders.
- Steve Susman discussed the progress and status of the painting project.
- The board discussed the dissatisfaction with the job performed by Brown Brothers. Steve Susman advised that he would contact the vendor to rectify this and request a written apology to those homeowners affected.
- Brown Brothers will begin the manhole project on August 5. Notices will be mailed and posted.
- The board postponed discussion of the Audit until further review is made by the board.
- Insurance renewal was discussed. After several requests, the manager has not received the proposals from Peliton or JJ Insurance.
- The board ratified the approval Unit A-101 concrete ramp. The manager has sent an approval letter to the homeowner.
- The board discussed reviewing and updating the satellite dish installation rules. Once updated this will be posted on the association resource site.
- The board requested that Sonny do a periodic light check throughout the community.
- Victor discussed the programming of the gate. The board requested information on whether or not mobile phones are able to be programmed. The manager advised that there are currently software issues with programming and changing/updating owner information.
- The board requested to fine Unit RR-103 for repeated noise complaints made by the neighboring units.

Contracts/Proposals:

- The board tabled discussion for the proposal to repair the front entry of the community. The scope is to repair the stucco back of the entry walls and repair pavers at the front entrance driveway. The manager will seek an additional proposal from Sunrise Door & Trim.

Financial Report:

- **Motion** to accept the July 31, 2014 unaudited financials prepared by CPMG, was made by Charlotte Robinson, seconded by Victor Valks and passed unanimously. The board also discussed the upcoming budget meeting. The manager will have the preliminary budget available at the September board meeting for review.

Committee Reports:

- Social Committee: Sheila Powell, Chair reported that plans for the upcoming Fall BBQ social will be on September 7, 2014 at the Lighthouse. She advised that the Annual Meeting will be held at Windsor Gardens on November 20, 2014.
- Welcome Committee: Sheila Powell, reported new residents in U-101, L-101 and L-102.
- Landscaping committee: No Report Given.

Architectural Requests: None

Hearings:

- RR-103- The complainant indicated to the Board that she believes she and the resident of RR-104 can come to a resolution through further discussions and the Board took no further action.

Adjournment: 7:18 p.m.

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

Minutes approved: Linda Corry 9.22.14
Linda Corry, President Date