

Pelican Pointe
Board of Directors Meeting Minutes
Lighthouse at the Breakers
1011 South Valentia St., Denver, CO
11:30 a.m. – September 22, 2014

Meeting called to order at 11:30 a.m. by Linda Corry. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey, Association Manager.

Board members present: Linda Corry, Victor Valks, Steve Susman and Marcia Helfant

Board members excused: Charlotte Robinson

CPMG Staff: Debra Vickrey, Association Manager.

Homeowner Forum: 5 homeowners were in attendance.

- Weeds along the fence lines need to be cut.
- There were questions regarding tree trimming.
- A homeowner asked when the mail kiosks would be painted. The Board responded that will take place during the next painting cycle.

Minutes: August 18, 2014 Board of Director's Meeting

- **Motion** to accept the minutes with minor corrections was made by Steve Susman, seconded by Victor Valks and passed unanimously.

Manager's Report: Debra Vickrey, AMS, PCAM

- Debra reviewed the management report with the Board.
- Debra will schedule a paint inspection with the Board.
- The Board agreed to do a concrete inspection. CPMG will prepare a list to send out a Request for Proposals (RFP) for work to be done in the spring of 2015.

Contracts/Proposals:

- **Motion** to ratify the Board's approval of the Vacant Interiors proposal in the amount of \$450.00 for interior painting at units G104 and EE104 for water damages was made by Steve Susman, seconded by Marcia Helfant and passed unanimously with Victor Valks abstaining.
- No action was taken on The Fischer & Associates or the Brown Brothers proposals for work at the entryway. Work has been postponed until spring of 2015.

Financial Report:

- **Motion** to accept the Peliton Insurance renewal proposal in the amount of \$109,453.00 was made by Steve Susman, seconded by Victor Valks and passed unanimously.
- **Motion** to accept the draft audit from Weidner & Associates was made by Steve Susman, seconded by Victor Valks and passed unanimously.
- **Motion** to accept the Weidner & Associates 2014 audit and tax proposal was made by Steve Susman, seconded by Victor Valks and passed unanimously.

- **Motion** to accept the August 2014 unaudited financials prepared by CPMG, pending clarification of the matters Steve Susman raised, was made by Steve Susman, seconded by Victor Valks and passed unanimously.
- **Victor Valks left the meeting at 12:45 p.m.**

Committee Reports:

- Social Committee: Sheila Powell, Chair reported the next lunch bunch date is 10/14/14. She also gave a brief update regarding the upcoming annual meeting dinner.
- Welcome Committee: Sheila Powell, Chair reported on new residents and tenant visits.
- Landscaping committee: No Report Given.

Architectural Requests:

- **Motion** to approve the request from CC101 to install patio railings and a gate, with the condition they conform to others in the community. Motion includes the approval to plant a Blue Spruce tree, to be supervised by Fischer & Associates, and was made by Steve Susman, seconded by Marcia Helfant and passed unanimously.
- **Motion** to ratify the Board's approval of the request from EE102 to install a solar tube, with the condition that any roof leaks related to the installation are an owner responsibility, was made by Steve Susman, seconded by Lina Corry and passed unanimously.
- **Motion** to ratify the board's approval of the request from FF103 to install a motion light was made by Steve Susman, seconded by Marcia Helfant.

Adjournment: 1:15 p.m.

Next Meeting: October 20, 2014 at the Lighthouse at the Breaker at 6:00 p.m.

Minutes approved:



Linda Corry, President

10.20.14

Date