



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING DECEMBER 11, 2017 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held December 11, 2017 and called to order at 6:15 pm in the All Purpose Room at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, and Elly Valas. Charlotte Robinson was not in attendance at this meeting. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

Owners present at this meeting were Chris Molek, OO103, Sheila Powell, C101; Gilbert Wierschke, NN102; and Danielle Zieg, HH103.

III. ELECTION OF OFFICERS

A motion was made and seconded to elect the following slate of officers:

President - Elly Valas
Vice President – Marcia Helfant
Charlotte Robinson – Secretary
Frank Parker – Treasurer

All Board members present voted in favor and the motion carried.

IV. COMMITTEE REPORTS

Chairperson Sheila Powell reported for the **Social** and **Welcome** Committees on the following events:

Lunch Bunch Event

Seven residents attended the November Lunch Bunch event at the Black Eyed Pea. There is no December event scheduled and information will be announced for the January Lunch Bunch at a later date.

Welcome Committee

The Welcome Committee will resume in January 2018.

Social Committee

Sheila Powell noted that the Holiday Open House did not take place this year and five residents have shown interest in a Spring Open House event.

V. APPROVAL OF MINUTES

The November 9, 2017 Annual Meeting Minutes were reviewed and accepted in draft form. This set of minutes will be presented to the membership for approval at the 2018 Annual Meeting. A motion was made by Marcia Helfant and seconded by Frank Parker approving the November 9, 2017 Board Meeting Minutes as presented for the record. All Board members present voted in favor and the motion carried. A copy of these minutes will be posted on the website.



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VI. FINANCIAL BUSINESS

The November 30, 2017 financials were presented for Board review and accepted.

The November 30, 2017 Aged Receivable Report was also reviewed by the Board. Only one owner is currently in arrears, The collection policy was briefly reviewed.

As previously announced at the Annual Meeting, a motion was made by Frank Parker and seconded by Marcia Helfant authorizing the transfer of \$100,000.00 from the operating account into the Pelican Pointe reserve account. All Board members present voted in favor and the motion passed.

Marcia Helfant will represent Pelican Pointe HOA and withdraw the remaining \$25.00 balance from a Western Credit Union Account previously held by the association.

VII. OLD BUSINESS

Roof Lines/Repairs Eco Roof and Solar – It was stated that follow up with Morgan McBride of Eco Roof and Solar.

Light Fixture Replacement Project – All one hundred ninety light fixtures have been received. A motion was made by Marcia Helfant and seconded by Frank Parker approving total payment of \$2,400.00 in two monthly installments to James Cuellar for removal and replacement of garage carriage light fixtures. Board Members present voted in favor and the motion passed. It was stated that Jim Cuellar will hold in storage approximately two dozen of the old fixtures in order to replace patio fixtures as needed.

Landscape Design Services/Architect – A proposal was received from JBK Landscaping for landscape design/architectural services. The presentations will be passed on to Board members for careful review and future discussion.

VIII. NEW BUSINESS

January 2018 Newsletter – Articles covering Highline Canal Information, Request for Board Member volunteers and seasonal reminders will be submitted to Danielle Zieg for the January edition.

Grounds Maintenance/Snow Removal Proposal for 2018 – Following presentation of three proposals for grounds maintenance agreements, a motion was made by Elly Valas and seconded by Marcia Helfant approving the proposal submitted by Fischer & Associated for Landscape and Snow Removal services for 2018/2019 at a cost of \$101,000.00 yearly. All Board members present voted in favor and the motion carried.



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Sonny Fischer will be reminded that improved supervision, improved clean up following edging, mowing and shrub trimming is expected from the crews in addition to reduction of tire marks on sidewalk surfaces.

Other

Jim Cuellar or Sonny Fischer will be instructed to clear plant growth around water meter valves caps throughout the community. Owner Gilbert Wierschke will submit a list of addresses.

IX. CORRESPONDENCE/CALENDAR

Correspondence and the calendar were reviewed.

X. EXECUTIVE SESSION

No executive session called.

XI. ADJOURNMENT

The next meeting will be held on January 8, 2018. A motion was made and seconded adjourning this meeting at 7:50 pm.

Approved by _____

Elly P. Vales

date _____

1, 8, 18