



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 17, 2020 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held February 17, 2020 and called to order at 6:00 pm in the All Purpose Room at Windsor Gardens, located at 597 S.Clinton St., Denver, CO 80247. Board Members present were James Bernuth, Mary Gehris, Marcia Helfant, Chuck Kreiman, Sheila Powell, and Charlotte Robinson. Jean Ronald, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

The following homeowners were present at this meeting: Doreen Heisler, L102; Gilbert Wierschke, NN102; Nagendra Mamik MM102, Paulette Obrigewitch, FF104, and Danielle Zieg HH103. No immediate comments or concerns were noted other than a request for snow removal crews to keep conversation down at early hours.

III. COMMITTEE REPORTS

Sheila Powell had no report for the **Welcome and Social** Committees. She did note that the Lunch Bunch date was published in the newsletter for February 19, 2020. Jim Bernuth presented the attached report for Landscape Planning for 2020.

IV. APPROVAL OF MINUTES

Following an addition to the minutes a motion was made by Marcia Helfant and seconded by Chuck Kreiman approving the January 13, 2020 Board Meeting minutes for the records. All Board members present voted in favor and the motion passed.

V. FINANCIAL BUSINESS

Treasurer Jim Bernuth presented the January 31, 2020 financials noting the receipt of \$10,000.00 for the settlement and easement agreement with Fairlake Metropolitan District. The January 31, 2020 Financials were accepted by the Board. In addition the January 31, 2020 Aged Receivables were reviewed and accepted.

VI. OLD BUSINESS

Phased Paint Project Bids – The following four paint contractors have submitted proposals:

ASPEN GROUP, EMPIRE WORKS, HIGH COUNTRY, and PLATTE CAPITAL

There are two additional bidders to submit their bids. Board members will be scheduling interviews with at least four of the vendors prior to the selection of a company.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board Meeting Minutes
February 17, 2020
Page 2

BrightView Renewal Landscape Contract – A motion was made by Jim Bernuth and seconded by Mary Gehris approving the BrightView renewal contract for the period commencing April 1, 2020 through March 1, 2021. This twelve month contract is set at \$6,105.00 a month. All Board members present voted in favor and the motion passed. At the Board's request management will request the cost of an extra aeration and an extra fertilization.

Roof Update – There is no report yet from the association's vendor Eco Roof and Solar regarding the claims submitted to GAF - Warranty Claims Dept.

VII. NEW BUSINESS

Weststar Management Renewal Contract – Marcia Helfant motioned to renew the Weststar Management contract for the year 2020 at the budgeted yearly cost of \$32,600.00. All Board members present voted in favor and the motion passed.

March 2020 Newsletter

Suggestions for articles were provided to Danielle Zieg for the March 2020 edition. Meeting time change will be repeated.

Violations

Violation letters were reviewed.

VIII. CORRESPONDENCE/CALENDAR

The updated 2020 calendar was reviewed.

IX. EXECUTIVE SESSION – The Board entered into a brief executive session.

X. ADJOURNMENT

The next Board Meeting date is March 9, 2020. A motion was made and seconded adjourning this meeting at 7:05 pm

Approved by Sheila A. Powell date 3/9/2020

LANDSCAPE PLANNING FOR 2020

Overview

Current residents say they were originally impressed by the landscaping when looking at Pelican Pointe. After 20 years, while we routinely maintain buildings and roads, *many of the original small plantings need attention*, particularly shrubs and spreading evergreens that, at full maturity, are overcrowded due to original overplanting.

Of note, two of our neighboring communities, all part of the original Breakers group, have recently updated their street side landscapes with new and more environmentally friendly design.

Many residents expressed interest in Xeriscaping when we surveyed their landscaping interests with JBK two years ago. Xeriscaping can blend seamlessly with existing Pelican Pointe planting. Xeriscape is not all “gravel, rock, and cactus” – rather it can be colorful, varied, subtle, and beautiful. **Cost effectiveness of Xeriscaping is proven to be immediate and long term.** We must landscape for the future in Denver’s challenging climate – high desert – limited water.

Our Brightview manager Nick Meyers is working with the Landscape Committee to understand and support our vision and our budget with knowledge and practicality.

Phase 1 /Priorities of Landscape Improvement & Maintenance:

Our two communal areas of greatest visual impact and value to residents are the entrance gateway and central park areas. *The Committee wants to focus on these 2 areas to begin implementing better water use and replace plantings* which will save water and work with Denver’s challenging seasons.

Potential redesign options of these two key entryway areas were discussed by a group of Board members and landscape committee members with Brightview on 1/27/20

- 1) **Areas of welcome** (entrance area and signage area near park) currently stand out as unattractive, unkempt, dissimilar design, and don't project a well maintained and well managed community – detracting from property values. DIY efforts over the years, however well intentioned, haven't worked. Possible redesign of these areas was discussed with Brightview at our meeting last month. We have asked them for some preliminary estimates of the work involved to make these changes and this information will be reviewed with the Board at the March meeting.
- 2) **Irrigation problems** – age of system and efficiency community wide - Reduction of irrigation where possible (through Xeriscape planting and repair of problem areas); remediation of existing irrigation community wide which can lead to 30-80% water savings. Installing more drip systems, where possible, saves overspray waste.
- 3) **Remediation of worn landscape at individual townhouse units** will continue to take place with the Board and Brightview coordinating priorities over the next year or so.