



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 13, 2017 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held February 13, 2017 and called to order at 6:20 pm in the Windsor Gardens All Purpose Room, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Frank Parker, Charlotte Robinson, Caryl Shipley, and Elly Valas. Marcia Helfant was not in attendance. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM

Other owners in attendance at this meeting were Robert and Suzanne Morris – R102, Cory Kropp – CC101, Charles Kreiman – X102, Gilbert Wierschk – NN102, Michael Heisler – L102, Victor Valks – G104, Sheila Powell – C101, and Danielle Zieg – HH103. Comments and concerns were related to a solar power architectural request, dog station replacement, long range capital planning, parking in general, landscape grading, and new owner process.

III. COMMITTEE REPORTS

Sheila Powell was given the floor to report for the **Social** and **Welcome** Committees. Sheila noted that no welcome visits took place this month. She continued by reporting that the Social Committee is scheduled to meet March 5th to discuss four yearly events. Sheila Powell also reminded everyone of the Lunch Bunch plans of growing group of seven residents to meet Wednesday, February 15, 2017 at the Tavern in Lowry.

IV. APPROVAL OF MINUTES

The January 9, 2017 Board Meeting Minutes were presented for review and approval. Following review a motion was made by Frank Parker and seconded by Caryl Shipley approving the minutes as presented for the record. All Board members present voted in favor and the motion passed unanimously. A copy of these minutes will be posted on the website.

V. FINANCIAL BUSINESS

The January 31, 2016 financials were presented for Board review and accepted unanimously.

Regarding the accounts in arrears as of January 31, 2016 management provided an update to the Board noting the individual emails sent to each for clarification. As of January 15, 2017 late fees are being charged and notices sent per the Association's collection policy.



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VI. OLD BUSINESS

Gutter Cleaning – Update – Gutter cleaning is reported to be complete no later than the end of the month. Work started and then restarted as temperatures increased. The vendor Joe's Window Cleaning will be reminded of debris clean up as work finishes up.

Social Directory Mailing – It was noted that the mailing has been sent out and response so to date is very strong.

Siding Repairs C103 – Minor work completed by SPCS as C103.

Other – Sonny Fischer will be requested to check between buildings QQ and RR, and other locations for leaf clean up noting that grounds are currently clear of snow.

VII. NEW BUSINESS

March 2017 Newsletter - Articles will be submitted by management to Danielle Zieg regarding parking rules in general, architectural modification submittal process, gutter cleaning completion, and information on the approval of tree treatment with Mountain High Tree Service, with specifics on the Emerald Ash Bore treatment.

Rules & Regulations – Draft – Three Minor Amendments for Approval

A motion was made by Elly Valas and seconded by Frank Parker approving the following amendments to the Rules & Regulations:

Page 6, A. Exterior modifications pre-approved. Under paragraph 1. Approved storm doors (front door) a second paragraph will be added. All storm door requests other than the above specified products must be submitted for approval from the Board.

Page 15, B. Procedures to be used by Association in cooperating with a selling homeowner. Paragraph b. to read "The manager may charge a fee per the management agreement for its services and for producing such documents, even if by email; for producing a status letter;..."

Page 31, X Catamaran Club. Under b. First sentence to read "The monthly Club membership fee ("dues") of all new and existing Club members at Pelican Pointe is payable to the Association, and shall be delivered to the Association management on the first day of each calendar month, one month in advance."

All Board members present voted in favor and the motion passed. The Rules & Regulations (revised February 13, 2017) with the above amendments will be posted on the website and a newsletter article clarifying the three minor changes will be submitted to the Newsletter committee chairperson.



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Reserve Study Proposal

A Reserve Study proposal from Reserve Advisors was presented for Board review. It was the general consensus of the Board to obtain a second proposal and have a representative attend a Board Meeting or Workshop to answer questions in general regarding the study.

Traffic Concerns - An email from Rod Juniel from the neighboring community of Lighthouse regarding traffic on S. Valentia was reviewed. It was the general consensus of the Board to authorize Marcia Helfant and Elly Valas to meet with Rod Juniel and discuss possible solutions.

ARC Submittal L104 - A motion was made by Elly Valas and seconded by Frank Parker approving the modification to roof vent needed for fireplace installation. All Board members present voted in favor and the motion passed.

Violations

Recent violation letters were reviewed by the Board of Directors and those present were reminded to submit complaints in writing with details and most importantly with the address of the offender.

VIII. CORRESPONDENCE/CALENDAR

Correspondence sent and received was reviewed.

IX. ADJOURNMENT

The next meeting will be held on March 13, 2017. A motion was made and seconded adjourning this meeting at 7:50 pm.

Approved by _____

Caryl D. Shipley

date 03 / 13 / 2017