



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING JANUARY 13, 2020 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held January 13, 2020 and called to order at 6:00 pm in the Card 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. The following concerns were noted: Snow removal in alleys and the need to push back snow piles to allow garage entry, areas where shrubs are overgrown, parking violations, and a request for residents to avoid visitor parking on snow days to allow plow passage.

III. COMMITTEE REPORTS

Sheila Powell reported for the **Welcome and Social** Committees:

Welcome Committee

Last welcome was on November 8, 2019.

Social Committee

Sheila Powell invited members to attend the next Lunch Bunch on January 15, 2020 at noon at the Bull & Bush. December's Lunch Bunch has thirteen residents in attendance.

Upcoming Social events scheduled: Champagne Brunch – June 14, 2020 and the Fall BBQ – September 20, 2020. Sheila Powell also reminded membership that the TGIF Get Togethers will resume in the Spring as weather permits.

IV. APPROVAL OF MINUTES

A motion was made by Mary Gehris and seconded by Sheila Powell approving the December 9, 2019 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 December 31, 2019 financials noting the year to date loss associated with the large snow expenses. Jim Bernuth noted that for the year 2020 the line item for snow removal was increased to \$55,000.00. It was also echoed following the announcement at the Annual Meeting that although the



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monthly assessments for 2020 remain at \$275.00 there will be a need to increase the assessments in 2021. Jim Bernuth will compile a financial article to be highlighted in an upcoming newsletter providing a summary of the association's financial needs both operational and increase reserves as the association plans the phased paint program and the third concrete phase. The December 31, 2019 Financials were accepted for the records.

The Aged Receivables for December 31, 2019 were reviewed.

VI. OLD BUSINESS

Pensam Development – Following legal guidance from Attorney Jody Alderman, the Board Members ratified their email vote Friday, January 10, 2020 to accept the agreement with Pensam Development in the amount of \$10,000.00. All Board members present voted in favor and the motion passed unanimously. Charlotte Robinson, President will follow up with Attorney Jody Alderman.

Phased Paint Project Bids – It was stated that four vendors are bidding for the two year paint project. To date bids have been received from Aspen Group Company and from High Country Painting. Two additional bids are expected from Prep-Rite Painting Company and Empire Works.

Roof Update – Currently the association's vendor Eco Roof and Solar has submitted forty claims to GAF – Warranty Claims Dept. and letters have been received acknowledging receipt of the shingle samples from the roofs. Management will follow up with Eco Roof and Solar for information and the direction the claims are taking.

VII. NEW BUSINESS

Garage Sale

Owner Jody Jones has expressed interest in a garage sale event and will be contacted regarding volunteer work to coordinate the event.

February 2020 Newsletter

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

Violations

No violation letters were sent this past month. A request to remind the owner of a white jeep of the visitor space parking rules was made.



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Architectural Review Request - The following architectural request was reviewed and approved:

M 104 Parker - Replacement of Patio slider matching in style, grill pattern and color.

Other – The Board considered a resident request for stop signs at several locations. The Board consensus was to not erect stop signs.

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 February 17, 2020. A motion was made and seconded adjourning this meeting at 7:45 pm

Approved by Charlotte Robin date 2/17/2020