



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING 03.08.2021 @6:00PM MINUTES

- I. Call to Order – March 08, 2021 meeting of the Pelican Point Board of Directors was called to order at 6:00 PM. Board members in attendance were Mary Gehris, Shelia Powell, Debbie Weed, Charles Kreiman, and Michael Heisler. Mike Workman was present representing Weststar Management.
- II. Meeting Minutes – The board reviewed the meeting minutes from the February 08, 2021 Board Meeting. Mary made a motion, seconded by Chuck to approve the meeting minutes for February 8, 2021. The motion passed without objection.
- III. Homeowner Forum –
 - a. Homeowners in attendance were Nagendra Mamik, and Jann Tracy. Issues brought to the board were regarding the streetlights and the newsletters. It was advised that the streetlights belong to Xcel Energy and that all maintenance requests need to be submitted to them. Newsletters are mailed out to the residents that live off site, emailed out in a blast, and put out at the mail kiosks. It was also mentioned that the Newsletters are available on the owners HOA Portal under Shared Documents/Newsletters.
- IV. Financial Statements –
 - a. The board reviewed the financial statements for the month of February. It was reported that February was a slow and quiet month. The snow budget has a surplus due to continued drought conditions. There was a slight overage in the wastewater for February but nothing that needed immediate attention. A motion was made by Chuck and Seconded by Mary to accept the financial statements. Motion passed without objection.
- V. Committee Reports
 - a. Landscape Committee – A meeting of the committee has been scheduled for February 13, 2021 at 3:30PM. It was reported that Brightview has the list of plantings for the front entrance that was developed by Sandy in 2020. It was reported that Brightview does not have a Planting Designer or landscape architect on staff. The project for the front entrance will be outsourced.
 - b. Social Committee – It was reported that the Social Committee visited one new resident at C102.
 - c. ARC Committee – Nothing to report
 - d. Other – There was no other committee business brought to the board
- VI. Old Business:
 - a. Gutter Cleaning – It was reported that a bid from Premier Roofing was pending.
 - b. Roofing Warranty, Wind, and Hail Claim – It was reported that the Public Adjuster from Pivot Adjuster has been in contact with Sedgwick on the denial of the wind and hail damage claim. Pivot Adjusters has also been in communication with GAF regarding the shingles and their



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warranty. The review and investigation are in its early stages and there are no new updates at this time.

- c. Day Porter Services – This item will be discussed in Executive Session.
- d. Board Code of Ethics – The board discussed a code of ethics. It was the overall opinion of the board that creating such a policy was not necessary. However, the board did state that they would follow the Roberts Rules of Order as best as possible at all future meetings to ensure order and efficiency.
- e. Other – There was no further old business brought to the board.

VII. New Business –

- a. Colorado Garage Door – A bid was presented to the board from Colorado Garage Door to make repairs to the garage door at unit CC104 for \$1559.79. The board asked that the vendor remove the track and hardware from the bid. The HOA is only responsible for the panels. The bid will be sent back to Colorado Garage Door for revision.
- b. Snow Removal – The board discussed the snow removal services from Brightview. It was reported that the company is using steel blades and damaging the concrete. After every removal, there are more and more areas of the landscaping that is damaged. Brightview was also responsible for the damages to another owner's garage door that has since been repaired at BrightView's expense. It was the decision of the Board to bid out the snow removal services in August and replace BrightView.
- c. Work Order Report – A report of all the maintenance requests was presented to the board for review.
- d. CondoCerts – The board was presented with all the status letters that were requested over the past month. These letters indicate potential sales and refinancing from the membership and give the board a heads up on who may be moving out or just refinancing their home(s).
- e. Other – There was no other new business brought to the board for discussion.

VIII. Correspondence -

- a. Newsletter – The board discussed items to be added into the newsletter for April. The board asked that the owners be informed about their HOA Portal and to begin steering them there to manage their account, place maintenance requests, and to submit ARC Requests.
- b. Violations – Violations were reported without discussion.
- c. Calendar – The board was presented with the 2021 calendar.
 - i. The board asked that the RFP for the Landscaping Project be added to May and the snow removal RFP added to June.
- d. Other – No other business was discussed.

IX. Executive Session – The board convened the open meeting at 7:20 PM and then entered the Executive Session.

X. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 8:30 PM.