



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MAY 8, 2017 MINUTES

#### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held May 8, 2017 and called to order at 6:00 pm in the Windsor Gardens All Purpose Room, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, and Charlotte Robinson, and Caryl Shipley. Board member Elly Valas was unable to attend this meeting. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

#### II. OWNER FORUM

Owners in attendance at this meeting were: Gilbert Wierschke, NN102; Nagendra Mamik, NN101; Danielle Zieg, HH103; and Sheila Powell, C101. Comments and concerns regarding parking, a possible garage sale date and tree trimming were brought to the Board's attention.

#### III. COMMITTEE REPORTS

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

June 4, 2017 Champagne Brunch at the Pelican Pointe Park

The event will take place at 11:00 am and to date ten (10) residents have already rsvp'd to Linda Cory. .

Lunch Bunch Event

Seven residents have rsvp'd for the Wednesday, May 17<sup>th</sup>, 11:30 am lunch at Chez Ali in Denver.

The tenant at B101 was welcomed.

#### IV. APPROVAL OF MINUTES

Following review of the April 17, 2017 Board Meeting Minutes a motion was made by Charlotte Robinson and seconded by Marcia Helfant approving this set of 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 April 30, 2017 financials were presented for Board review and accepted unanimously.

It was the general consensus of the Board to reallocate the expense for the 50% deposit on the Aspen Reserve Study from Reserves to Operating.



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### VI. OLD BUSINESS

Social Directory Mailing – The information received from owners was entered into the main data system and a copy with limited information converted to an excel file and passed on the Board of Directors for the compilation of a social directory.

Reserve Study Update - It was noted for the record that the 50% deposit check was sent to Aspen Reserve Specialties along with the signed contract and documents requested. Board members confirmed that a workshop with a representative from Aspen Reserve will be scheduled at a later date.

Solar Power Policy for Review and Approval – The Pelican Pointe Homeowners Association Policy Regarding Renewable Energy Generation Devices prepared by the attorneys at MoellerGraf was reviewed and discussed. A motion was made by Caryl Shipley and seconded by Frank Parker to adopt the Policy for use in the community. This policy not only covers the installation of roof solar systems but also covers all other renewable energy generation devices and energy efficient measures as per the Colorado State Statute. Per the policy adopted, owners wishing to install energy efficient measures and/or renewable energy devices must still submit an architectural review form for Board approval prior to installation. All Board members present voted in favor and the motion carried. This Policy adopted on the 8<sup>th</sup> of May 2017 is effective on the date adopted and will be posted on the website and the June newsletter will carry an article introducing the policy to the membership. .

### VII. NEW BUSINESS

General Landscaping – Board members discussed the recent community walk and management will follow up with Sonny Fischer on the landscape walk list of items to be completed.

June 2017 Newsletter – Articles will be submitted to the Newsletter editor, Danielle Zieg on Pet Urine and Lawn Stains, Repairs to the Front Pedestrian Gate and the entry code. In addition Frank Parker will submit photographs from around the community and information on the newly adopted Renewable Energy Policy will be shared.

#### Architectural Review and/or Landscape Approvals -

The following requests were reviewed and approved:

- MM 103 Landscape – One tree and two bushes  
Plant material at owner's expense, installation by Fischer Landscape
- AA101 Landscape – Request for a tree – not approved due to lack of grounds above retaining wall.



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### Estate Sale Request

A letter requesting permission to hold an estate sale was received and reviewed. Per the Rules and Regulations, no sales on the property are permitted other than a planned community garage sale. Permission was not granted.

### Violations/Parking Warning

Recent violation letters were reviewed by the Board of Directors.

### VIII. CORRESPONDENCE/CALENDAR

Correspondence sent and received was reviewed.

### IX. ADJOURNMENT

The next meeting will be held on June 12, 2017. A motion was made and seconded adjourning this meeting at 6:50 pm.

Approved by Caryl D. Shipley date 06 / 12 / 2017