



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 4, 2019 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held February 4, 2019 and called to order at 6:30 pm in the All Purpose Room at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Kathy Benhke, James Bernuth, Mary Gehris, Marcia Helfant, Sheila Powell, and Charlotte Robinson. Jean Ronald, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

Owners present at this meeting Nancy Reed, EE102; Loretta McLaughlin, M101; Charles Kreiman, X102; Corey Kropp, CC101; Gilbert Wierschke, NN102; Janet Clarke, X103; Eddie Pinckney, G101; Ruth Clemmens, Q102; Doreen and Mike Heisler, L102; and Danielle Zieg, HH103. The Board was asked about the trimming of grasses, ice issues, and maintenance responsibility of porch posts.

III. COMMITTEE REPORTS

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

Lunch Bunch

Sheila reminded all present that the next Lunch Bunch event is scheduled for February 20th at noon. The restaurant selected is the Bull & Bush Brewery and those wishing to join should RSVP to Sheila Powell.

Welcome Committee

There were no welcomes last month.

Social Committee

The Social Committee has set the Annual Social Event, The Spring Champagne Brunch for Sunday, June 9, 2019 from 11 am to 1 pm. Sheila reminded all that this is a well-attended event is in need of volunteers and those willing to help should contact Sheila Powell.

IV. APPROVAL OF MINUTES

The January 14, 2019 Board Meeting Minutes were reviewed. A motion was made by Marcia Helfant and seconded by Sheila Powell approving the Meeting minutes as presented for the record. All Board members present voted in favor and the motion carried. A copy of these minutes will be posted on the website.



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V. FINANCIAL BUSINESS

Treasurer Jim Bernuth presented the January 31, 2019 financials and the Board accepted the monthly financials for the record.

The January 31, 2019 Aged Receivable Report was also reviewed by the Board.

VI. OLD BUSINESS

Landscape Maintenance Bidding Process - Interviews – The Board reported on the extensive research and interviews with four landscape contractors. A motion was made by Charlotte Robinson and seconded by Sheila Powell to engage the services of BrightView Landscape Services at a yearly cost of \$71,134.00. All Board members voted in favor and the motion passed unanimously. It was also noted that BrightView performs snow removal services however they cannot book Pelican Pointe for this remaining snow season.

Snow Removal – It was confirmed that the Landscape and Snow Removal Agreement with Fischer & Associates was terminated as of February 1, 2019 following letters of warning, a meeting, and a final letter January 19, 2019. Snow removal services performed did not meet the contractual obligations leaving Pelican Pointe's residents in dangerous situations.

It was stated that Board members met onsite with Matt Harmon of Denver Commercial Property Service to discuss the needs of the community following a snow event. A motion was made by Mary Gehris and seconded by Marcia Helfant to engage the snow removal services provided by DCPS on a time and material basis. All Board members voted in favor and the motion passed.

VII. NEW BUSINESS

March 2019 Newsletter – The Board submitted articles for the March newsletter.

Walkway Lighting – It was the general consensus of the Board to allow simple solar powered walkway lighting installed by owners contingent upon the lighting being placed away from landscape maintained beds or lawn areas.

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

H 101 Hughes Replacement of 6 windows in bedrooms all matching in style, grill pattern and color.



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Maintenance and Insurance Charts

Charlotte Robinson and seconded by Jim Bernuth to approve the compilation of a Maintenance and Insurance Responsibility Chart providing the Association with a clear chart indicating what components are the responsibility of the owner or Association to repair/replace and what components are the responsibility of the owner or Association to insure. All Board Members voted in favor passing the motion. The Association's attorney will be instructed to proceed with putting together the informative chart. This chart will assist homeowners with questions on porch, patio and all repairs related to the interior and exterior of a unit.

Front Gate Maintenance – Following unsuccessful attempts by Western Access Control and Wizard Works Arapahoe Security inspected the front gates that are not all closing after 7:00 pm and now sometimes one side will be closed during the day and offered a solution. It was the general consensus of the Board to have the gate repaired at a cost not to exceed \$2,000. Complete replacement of the Elite System is the next option.

Fence Accident – Insurance Claim – Following a vehicle accident that took down nearly 30 linear feet of metal perimeter fencing, an insurance claim was made with the driver's insurance BristolWest. Commercial Fencing and Iron Works has been asked to submit a proposal for the fence replacement. Once approved by the insurance carrier repairs will be underway.

VIII. CORRESPONDENCE/CALENDAR

The updated 2019 calendar was reviewed.

IX. EXECUTIVE SESSION

An executive session was called to vote on enforcement of a violation in progress.

X. ADJOURNMENT

The next Board Meeting date is March 11, 2019. A motion was made and seconded adjourning this meeting at 7:30 pm.

Approved by

Charlotte Robinson

date 3/11/19