



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MARCH 12, 2018 MINUTES

#### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held March 12, 2018 and called to order at 6:01 pm in the All Purpose Room at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were James Bernuth, Marcia Helfant, Frank Parker, Sheila Powell, Charlotte Robinson and Elly Valas. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

#### II. PENSAM DEVELOPMENT

Also present at this meeting were two representatives from Pensam Development providing a preliminary introduction to a future 55+ community, The Cove at Tava Waters and a request for an easement providing access to Denver Water.

#### III. OWNER FORUM/OWNER HEARING

Owners present at this meeting were Charles Kreiman, X101; Eddie Pinckney, G101; Nagendra Mamik, NN101; Gilbert Wierschke, NN102; and Danielle Zieg, HH103.

Failing Dogwoods at G101 were noted and Charles Kreiman provided a suggestion for lighting the building letters for better visibility. A past parking violation was noted as corrected.

#### IV. COMMITTEE REPORTS

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

##### Welcome Committee

The Welcome Committee will soon be welcoming a new owner at K101.

##### Lunch Bunch Event

The date for the March Lunch Bunch is scheduled for Wednesday the 21<sup>st</sup> at the Golden Shanghai Restaurant. So far there are 9 to 10 signed up. Those interested should RSVP to Sheila.

##### Social Committee

It was noted that the Social Committee will be planning the Annual Meeting Dinner Event, a Summer Barbecue, and the Champagne Picnic Brunch. The Board is currently looking for a Social Committee Chair and an article will be entered into the April Pelican Brief asking for volunteers to step up.



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### V. APPROVAL OF MINUTES

Following presentation and review, a motion was made by Charlotte Robinson and seconded by Frank Parker approving the February 14, 2018 Board 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.

### VI. FINANCIAL BUSINESS

The February 28, 2018 financials were presented for Board review and accepted. The February 28, 2018 Aged Receivable Report was reviewed by the Board.

### VII. OLD BUSINESS

Roof Lines/Repairs – For the records it was noted that a repair to vent flu in attic was completed at R103. In addition NorthWest Roofing will be completing the work at a cost of \$500 per slope on five to six slopes where the fascia board will be replaced and stepflashing corrected.

Light Fixture Replacement Project – Project completed.

Landscape Design Services/Architect – It was the general consensus of the Board to set a date to meet Landscape Architect Mark Kramer on site regarding the JBK Proposal. Board Members Elly Valas and Jim Bernuth will meet along with owner Chuck Kreiman.

### VIII. NEW BUSINESS

April 2018 Newsletter – Danielle Zieg requested that Board Members please review carefully the upcoming April edition for typos.

Metal Perimeter Fence Paint Bids – Competitive bids are being sought for a spring/summer project to repair, prep, and paint the metal perimeter fence and other metal railings throughout the community. These should be available at the April Board meeting.

Gutter Cleaning – Gutter Cleaning bids from three vendors were reviewed and discussed. A motion was made by Charlotte Robinson and seconded by Elly Valas to accept the proposal from Joe's Window Cleaning at a cost of \$4,370.00. All Board members voted in favor of scheduling a gutter cleaning for early spring and another for late summer. Scope of service includes cleaning existing gutters on the roof by hand using an air blower, then removing debris from roofs, bagging and trashing all debris.



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Violation Letters – Violation letters sent were reviewed.

IX. CORRESPONDENCE/CALENDAR

The updated 2018 calendar was reviewed.

X. EXECUTIVE SESSION

No executive session called.

XI. ADJOURNMENT

The next meeting will be held on April 9, 2018. A motion was made and seconded adjourning this meeting at 7:55 pm.

Approved by

*Charlotta Rubin*

date

*4/9/18*