



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING APRIL 9, 2018 MINUTES

#### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held April 9, 2018 and called to order at 6:00 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. KOELBEL and PENSAM DEVELOPMENT

Buz Koelbel and two representatives from Pensam Development, Inc. were present at this meeting. Buz Koelbel presented to the Board and residents present that plans for development in the area were approved nearly 40 years ago. Mr. Koelbel also referred to a letter from Denver Water providing information on the establishment of a loop in the water system benefitting both Pelican Pointe HOA and The Cove at Tava Waters.

#### III. OWNER FORUM/OWNER HEARING

Owners present at this meeting were Charles Kreiman, X101; Nagendra Mamik, NN101; Richard and Wendy LeFevre, GG103; Carolyn Jones, LL103; and Danielle Zieg, HH103.

#### IV. COMMITTEE REPORTS

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

##### Lunch Bunch Event

The lunch bunch events are held every third Wednesday of the month at noon. Those interested should RSVP to Sheila.

##### Social Committee

The Champagne Picnic Brunch is scheduled for June 10<sup>th</sup> from 11 am to 1 pm and will be held in the Pelican Pointe Picnic area. More information will follow in the newsletter. The next event to follow is the Summer Barbecue.



## PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes  
April 9, 2018  
Page 2

### V. APPROVAL OF MINUTES

A motion was made by Jim Bernuth and seconded by Sheila Powell approving the March 12, 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 March 31, 2018 financials were presented for Board review and accepted. The March 31, 2018 Aged Receivable Report was reviewed by the Board.

A motion was made by Elly Valas and seconded by Frank Parker to transfer \$100,000.00 from the operating account to the RBC Wealth Management Account. These monies will be left in the money market with RBC until further investments are discussed with RBC representative Gene West. All Board members voted in favor and the motion passed.

Draft Audit FYE December 31, 2017 – A motion was made by Marcia Helfant and seconded by Frank Parker approving the draft audit submitted by CPAs Olsen, Reyes & Sauerwein LLC for the year ended December 31, 2017. All Board members present voted in favor and the motion passed. The representation letter was signed and both the Federal and State Taxes were also signed and posted.

### VII. OLD BUSINESS

Gutter Cleaning Complete – Gutter cleaning by Joe's Window Cleaning was completed.

Roof Repairs - NorthWest completed the repairs to roofing where step flashing was inviting critters. An additional roof will be repaired to complete step flashing issues found in the community. In general the completed roofs received favorable comments.

Landscape Design Services/Architect – Following an onsite meeting with Landscape Architect Mark Kramer of JBK Landscape Board Members Elly Valas and Jim Bernuth, along with owner Chuck Kreiman, a motion was made at this meeting by Jim Bernuth and seconded by Frank Parker to approve the proposal submitted by Mark Kramer for long term landscape plans. All Board members voted in favor and the motion passed.

### VIII. NEW BUSINESS

May 2018 Newsletter – Articles with spring reminders, reminder to reserve the picnic area, and Denver Free Days will be submitted to Danielle Zieg.



## PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes  
March 12, 2018  
Page 3

Metal Perimeter Fence Paint Bids – Competitive bids received were reviewed and discussed. A motion was made by Jim Bernuth and seconded by Sheila Powell to engage the services of The Aspen Group LLC for the repair/prep and painting of the perimeter fence and all metal railing within the community at a total cost of \$28,496.00. All Board members present voted in favor.

Solar Light Fixture Project – A sample solar light fixture was ordered for installation on building “LETTER” signage for better viewing in the night. Once received the samples will be installed and evaluated prior to purchase of the fixture for all buildings.

Violation Letters – Violation letters sent were reviewed.

Other – Three new bulletin boards will be ordered for installation at the three mail kiosks. The old will be removed by James Cuellar, the walls cleaned and prepped for installation of the new. In addition a second pet station will be installed between buildings RR and QQ to serve this area of the community.

### 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 May 14, 2018. A motion was made and seconded adjourning this meeting at 7:55 pm.

Approved by

*Charlatta Rebrin* date 5/14/18  
*Sheila A. Powell* 5/14/18