



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MAY 13, 2019 MINUTES

#### I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held May 13, 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 were Charles Kreiman, X102; Nagendra Mamik, NN101; Mike and Doreen Heisler, L102; Nora Mulholland, Z104. Comments and concerns brought to the attention of the Board were related to: number of rentals in the community, progress with new landscaping company, and parking.

Prior to this meeting a hearing took place regarding parking and pet violations.

#### III. COMMITTEE REPORTS

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

##### Lunch Bunch

The April Lunch Bunch took place at the Olive Garden as planned and attended by seven residents. The May Lunch Bunch will be held at Zaidy's Deli in Cherry Creek on May 15<sup>th</sup> at noon. Sheila asked that those wishing to attend please call her.

##### Welcome Committee

It was stated that new residents at I103, L103, and F102 were welcomed. There are plans to welcome new owners at D102 and new tenants at F104 in the near future.

##### Social Committee

The Spring Champagne Brunch is on for Sunday, June 9, 2019 from 11 am to 1 pm. Sheila shared the flyer to be posted on May 26<sup>th</sup> and reminded all attending to bring their lawn chair. RSVPs should be directed to Caryl Shipley.

#### IV. APPROVAL OF MINUTES

Following a correction the April 8, 2019 Board Meeting minutes were reviewed. A motion was made by Marcia Helfant and seconded by Jim Bernuth 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 April 30, 2019 financials noting that the financials are very straightforward and clean. There being no concerns the Board accepted the monthly financials for the record.

The aged receivables for April 30, 2019 were also reviewed and it was noted that one account is currently on a six month payment plan and a recent payment was received.

Final Audit FYE December 31, 2018 – Following approval of the year end audit submitted by Olsen, Reyes, and Sauerwein, the Final Audit for the year ended December 31, 2018 was distributed to Board Members and a copy will be submitted for posting on the Pelican Pointe HOA website.

### VI. OLD BUSINESS

Concrete Repair Proposal Phase II – Following the recent walk through the community to determine alley areas requiring replacement of concrete a motion was made by Jim Bernuth and seconded by Sheila Powell approving the proposal from A-1 Chipseal Rocky Mountain Pavement for all work included in proposal #26420 totaling \$84,035.35. The work included in this proposal is for the replacement of concrete in alleys between buildings M and N, buildings O and P, buildings Q and R, building S, and T, and U, buildings V and W, buildings X and Y, and finally between building Z and AA. In addition sidewalk replacement behind building Z will be completed. Needed crackseal to the asphalt (3,250 LF) and thirty six infrared patches and a courtesy sweep will take place. Once the work is scheduled by the vendor, owners will be notified in the June newsletter. All Board members voted in favor and the motion passed. It was noted that the spalling alley concrete pour near building L will be repoured.

Maintenance and Insurance Charts – A motion was made by Mary Gehris and seconded by Charlotte Robinson approving the final draft of the Maintenance and Insurance Chart prepared by Attorney Eric MacLennan. All Board members voted in favor and the motion carried. This document will be distributed to the membership together with a revised version of the Rules and Regulations to be prepared shortly.

Schedule Workshop to Discuss Rules & Regulations Updates – The Board members scheduled Monday, June 3, 2019 from 6:00 pm to 8:00 pm to review and discuss amendments to the rules as needed.



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### VII. NEW BUSINESS

June 2019 Newsletter – The Board suggested articles for the June newsletter. Danielle Zieg will be notified of topics for articles.

Parking Permits – Parking warning sheets for cars parking on the street (yellow) will be provided to the Board. Z

Architectural Review Forms Y102 and GG104 – The following architectural requests were approved by the Board:

Y 102 Rios – Installation of a white metal safety railing.

GG 104 Barnes – Replacement of Garage Door panels (same color and style)

### VIII. CORRESPONDENCE/CALENDAR

The updated 2019 calendar was reviewed.

### IX. EXECUTIVE SESSION

An executive session was called to discuss a parking and pet issue. Fines were waived and a final 2 week parking permit issued to the unit.

### X. ADJOURNMENT

The next Board Meeting date is June 10, 2019. A motion was made and seconded adjourning this meeting at 8:30 pm.

Approved by

*Charlatta Robin*

date 7/18/19