



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MAY 14, 2018 MINUTES

#### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held May 14, 2018 and called to order at 6:03 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, Sheila Powell, Charlotte Robinson and Elly Valas. Board member Frank Parker was unable to attend. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

#### II. KOELBEL and PENSAM DEVELOPMENT

This agenda item to be discussed after New Business.

#### III. OWNER FORUM/OWNER HEARING

Owners present at this meeting Nagendra Mamik, NN101; Gilbert Wierschke, NN102; Carolyn Jones, LL103; John Meininger and Irena Lioubenko, RR104, Karen Josephson's tenants, X101; and Danielle Zieg, HH103. Pets, parking, landscaping, and placement of a pet station were some of the comments and concerns presented to the Board of Directors.

#### IV. COMMITTEE REPORTS

Chairperson Sheila Powell reported for the **Social** Committee:

##### Social Committee

The Champagne Picnic Brunch is scheduled for June 10<sup>th</sup> from 11 am to 1 pm – ish 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.

#### V. APPROVAL OF MINUTES

Following presentation, a motion was made by Charlotte Robinson and seconded by Sheila Powell approving the April 9, 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 April 30, 2018 financials were presented for Board review and accepted.

The April 30, 2018 Aged Receivable Report was reviewed by the Board.



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It was noted that the Board approved transfer of \$100,000.00 from the operating account to the RBC Wealth Management Account will be completed and reflected in the May Financials.

### VII. OLD BUSINESS

Roof Repairs - NorthWest Roofing completed all roofs found with the failing step flashing and replaced these sections with a full fascia board. There were a total of twelve slops found, three with severe damage from the raccoons. It was suggested that an article be placed in the June newsletter inviting anyone who may have the same step flashing finish in order to have this schedule for repair/replacement.

Metal Perimeter Fence Project - Completed – Aspen Group Ltd completed the prep and painting of the metal perimeter fence, and all metal railings within the community. It was stated that Aspen Group's crew will respond to any areas found to need touch ups.

Solar Light Fixture Project – The first sample was installed by Jim Cuellar however does not present the desired results and another solar fixture is being researched for better illumination on the building "LETTER" signage.

Landscape Architect Design Project – Update – The retainer check has been cut and landscape/irrigation plans shared with JBK Landscape. The Board gave a brief summary of the project to owners present at the meeting.

Bulletin Boards – Three new bulletin boards for resident news were installed at the three mail kiosks.

### VIII. NEW BUSINESS

June 2018 Newsletter – A spring garden Word Search will be included with an article focused on parking, and Denver Free Day for June.

Schedule Concrete Walk Alleys – At the Board's request, dates and times will be submitted to the Board in order to select a scheduled walk date for replacement of alley concrete slabs.

ARC and Landscape Requests – The following requests for architectural and landscape planting were reviewed and approved:



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LL103 – Jones – Installation of Storm Door

G103 – Wong – Tile Floor Installation Patio – Owner becomes responsible for drainage following modifications.

G103 – Wong – Radon Mitigation – Exterior Additions must be painted to match unit.

N102 – Wirt – Furnace Venting – Modification to Roof must be inspected at owner's expense.

EE102 – Reed – Removal of Low evergreens and replacement with Hi Bred DayLillies.

Violations – Violation letters sent were reviewed and discussed.

Pet Station Location – The Board will meet onsite to discuss the recently installed pet station in an effort to best serve the community.

### IX. CORRESPONDENCE/CALENDAR

The updated 2018 calendar was reviewed.

### X. EXECUTIVE SESSION

At 7:35 pm the Board entered into an executive session, finishing up at 8:15 pm.

### XI. ADJOURNMENT

The next meeting will be held on June 11, 2018. A motion was made and seconded adjourning this meeting at 8:15 pm.

Approved by

*Charlotte Robin*

date

*6/11/18*