



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING JULY 8, 2019 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held July 8, 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 James Bernuth, Mary Gehris, Marcia Helfant, Sheila Powell, and Charlotte Robinson. Board Member Kathy Benhke was unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

Owners present at this meeting were Charles Kreiman, X102; Danielle Zieg, HH103; Darrel & Linda Hundley, W103; and Kathleen MacDonald, V103. Comments and concerns brought to the attention of the Board were related to: Rules & Regulations for use of marijuana and grow operation in a unit, and questions relating to the recent landscape inspection, sod and stone replacement in addition to the removal of dead plant material.

Prior to this meeting a hearing took place regarding a parking violation.

III. COMMITTEE REPORTS

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

Lunch Bunch

The June Lunch Bunch was held at the Tavern in Lowry and attended by eight residents. The July 19th Lunch Bunch is planned for a 12 noon lunch at Tava Waters. Please RSVP Sheila Powell if you plan to attend.

Welcome Committee

It was stated that the new owner at D102 was welcomed and new owner at CC101 will be welcomed July 9th and new owner at KK101 will be welcomed July 10th.

Social Committee

The Social Committee is now working on preparations for the End of Summer BBQ to be held September 22nd at the Lighthouse, from 5 pm – 7 pm. .

IV. APPROVAL OF MINUTES

The May 13, 2019 Board Meeting minutes and the June 10, 2019 Board Meeting Notes were reviewed. A motion was made by Jim Bernuth and seconded by Marcia Helfant approving both documents for the records. All Board members present voted in favor and the motion passed. Both sets will be uploaded to the Pelican Pointe website.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
July 8, 2019
Page 2

V. FINANCIAL BUSINESS

Treasurer Jim Bernuth presented the June 30, 2019 financials. There being no concerns the Board accepted the monthly financials for the record.

The aged receivables for June 30, 2019 were also presented for Board review. There are no serious delinquent accounts as of June 30, 2019.

Insurance – For the record a letter indicating non-renewal for the property insurance for September 30, 2019. Alternative carriers will be procured for this coverage.

VI. OLD BUSINESS

Concrete Repair Proposal Phase II and Asphalt Work – Mallory Blitzer of A-1 Chipseal Rocky Mountain Pavement sent in the schedules and maps for concrete work included in proposal #26420 totaling \$84,035.35. Work is scheduled to commence on July 16 and weather permitting be completed Friday, July 26, 2019. The asphalt work will follow. The schedules and maps were included in the July Newsletter blast and the copies provided at the mail kiosks.

Landscape Maintenance Proposals – A motion was made by Charlotte Robinson and seconded by Mary Gehris approving the following two proposals from BrightView Landscape Services:

Sod Replacement	\$1,785.92
Removal of Dead Shrubs	\$1,500.00

All Board members present voted in favor and the motion carried. There was discussion on the 7 ton Mountain Granite proposal however it was not approved at this time.

SavaTree – Addition tree work following heavy wind storms increased tree work previously scheduled. The increased cost submitted by Tom Martin of SavaTree is \$1,198.00. A motion was made by Charlotte Robinson and seconded by Marcia Helfant approving the additional cost. All Board members voted in favor and the motion passed. The complete list of tree work was submitted for Board review.

Rules & Regulations – Presentation of Proposed Revision – The draft version of amended Rules & Regulations was presented and the following modifications made for review and presentation and the August meeting:

Trash – Trash bins must be the City supplied trash bins.

Fines – 1st Violation – Warning letter, 2nd \$50.00, 3rd \$100.00, 4th \$200.00, 5th \$400.00 and 6th \$500.00.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
July 8, 2019
Page 3

Pensam Development – It was stated that the Board of Directors has scheduled a meeting with Pensam Development for July 15, 2019 at 5:00 pm at the Weststar Management Office.

VII. NEW BUSINESS

Social Directory - It was the general consensus of the Board to authorize owner Gilbert Wierschke to proceed with his recommended start up and maintenance process for a Social Directory.

August 2019 Newsletter – Input for suggested articles to be sent to Danielle Zieg.

Violations – Violation letters were reviewed.

VIII. CORRESPONDENCE/CALENDAR

The updated 2019 calendar was reviewed.

IX. EXECUTIVE SESSION

An executive session was called to discuss parking issues. Fines were waived and parking in a handicap space was authorized. .

X. ADJOURNMENT

The next Board Meeting date is August 12, 2019. A motion was made and seconded adjourning this meeting at 8:10 pm.

Approved by

date

8/12/19