



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING JULY 16, 2018 MINUTES

#### I. CALL TO ORDER

The scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held July 16, 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, Frank Parker, Marcia Helfant, Sheila Powell, Charlotte Robinson and Elly Valas. Also present at this meeting were Mark Kramer, David Kostic, and Tom Whitney representing JBK Landscaping. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

#### II. OWNER FORUM/OWNER HEARING

Owners present at this meeting were John Meininger and Irena Lioubenko, RR104; Mary Gehris, P102; Michael and Ginny Wagner, MM103; Nagengra Mamik, NN101; Mary Bernuth, E101; Sandra Lively, F101; Nancy Reed, EE102; Sally Altberger, OO101; Ruth Clemens, Q102; and Danielle Zieg, HH103;. John and Irena spoke again on their pet responsibility concerns. Parking, and landscaping were also discussed however the Board asked owners to present landscaping concerns along with the JBK presentation.

- #### III. JBK LANDSCAPING – GUESTS, Mark Kramer, David Kostic, and Tom Whitney
- Mark Kramer was given the floor to present the preliminary landscape plans currently being developed by the JBK Team. It was noted that JBK is working around a coastal theme, allowing for subtle additions throughout the entry and common areas that will soften the look, at the same time provide for less irrigation by adding grasses, a menu of plant material to replace overgrown or dead material, rock, gravel, mulch and at times lessening the lawn areas by relocating edging where possible. The coastal theme would place seating, dock posts/rope and grasses in select locations.

#### IV. COMMITTEE REPORTS

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

##### Welcome Committee

New tenants were welcomes at G102 on July 12<sup>th</sup> and the new owners at B104 will be welcomed this coming Thursday.

##### Social Committee

The Social Committee submitted the sign/invitation for posting of the End of Summer BBQ scheduled for September 23<sup>rd</sup> from 5 pm to 7 pm at the Lighthouse. Residents are asked to RSVP by September 18<sup>th</sup> for this event. Sheila also reminded those present about this month Lunch Bunch to be held July 18<sup>th</sup> at Hiros Restaurant. So far six individuals are signed up for this event.



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### V. APPROVAL OF MINUTES

Following review, a motion was made by Charlotte Robinson and seconded by Jim Bernuth to approve the June 11, 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 June 30, 2018 financials were presented for Board review and accepted.

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

### VII. OLD BUSINESS

The Cove at Tava Waters - Development – Currently this is in the hands of the Attorney and final agreement draft to be submitted prior to the August meeting.

Landscape Architect Design Project - Update on Survey – Mark Kramer provided an update on the survey response as he made his presentation. Response from the community was very good. Approximately ninety (90) owners responded. The surveys returned were provided to the Board in order to share the detailed information submitted on some forms.

Landscape Charter Samples – A selection of landscape/grounds charters was provided in the Board packet for the Association to draft a charter.

Legal Opinion – Pet Restrictions/Common Area – An Attorney opinion letter regarding Pet Restrictions in order to clarify the Association's responsibility regarding pet violations and use of common areas.

### VIII. NEW BUSINESS

August 2018 Newsletter – This summer edition will include information on the Landscape Architect's Master Plan, and Pet Restrictions per the Association's Covenants and Rules.

Concrete Alleys – Repair/Replacement Proposal – A One Chip Seal – Rocky Mountain Pavement has submitted and confirmed the schedule for concrete removal and replacement in alleyways between buildings A through K. The schedule has been posted in the July newsletter and residents are reminded to respect barriers and find alternate parking outside of their garage during the project.

Gutter Repair – Fallen Tree – It was noted that the gutter at X101 was repaired by The Roof & Gutter Guys following a fallen tree in heavy wind.

Backflow Testing – Per Denver Water notices backflow devices in the community have been tested and the results submitted to the City of Denver.



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Violations – Response to a parking violation letter was 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 August 13, 2018. A motion was made and seconded adjourning this meeting at 8:25 pm.

Approved by Elly P. Vales date 8/13/18