



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING SEPTEMBER 9, 2019 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held September 9, 2019 and called to order at 6:31 pm in the All Purpose Room at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Kathy Behnke, 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

The following homeowners were present at this meeting: Doreen and Mick Heisler, L102; Anne Klenk, K101; Bob and Susanne Morris, R102; Paulette Obrugewitch, FF104; Silvia Lucero, E104; Eddie Pinckney, G101; Shirley Tracy, Q104 & W104; Elly Valas, SS101; and Danielle Zieg, HH103.

III. ECO ROOF and SOLAR

Representatives from Eco Roof and Solar took the floor to present their proposed roof and gutter maintenance program. Questions from the owners present and the Board were answered.

IV. CITY OF DENVER/Bike Program

Representative Dana Hoffman was present to present the City of Denver's plans to develop a new buffered bike lane: Valentia St. From E Mississippi Ave. to Fairmount Dr. The Board offered their recommendations and both pros and cons for this new bikeway to connect the neighborhood to the High Line Canal Trail and Fairmount Place bike route were discussed.

V. COMMITTEE REPORTS

Sheila Powell who recently returned home following a hospital visit was warmly welcomed. She reported for the **Welcome and Social** Committees:

Welcome Committee

Sheila noted that four homes are under contract or sold and plans to welcome owners are underway.

Social Committee

The Social Committee continues to prepare for the End of Summer BBQ to be held September 22nd at the Lighthouse, from 5 pm – 7 pm. A reminder was made to RSVP for this event.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
September 9, 2019
Page 2

VI. APPROVAL OF MINUTES

The August 12, 2019 Board Meeting minutes were presented for review and approval. A motion was made by Charlotte Robinson and seconded by Sheila Powell approving the August 12th Board Meeting minutes as presented for the records. This set of minutes will be uploaded to the Pelican Pointe website.

VII. FINANCIAL BUSINESS

Treasurer Jim Bernuth presented the August 31, 2019 financials. He reiterated the large snow expense that still weighs heavy on the budget. The August 31, 2019 financials were accepted and the aged receivables for August 31, 2019 were also reviewed.

Insurance – The renewal policies for the September 30, 2019 through September 30, 2020 term were discussed. A motion was made by Jim Bernuth and seconded by Charlotte Robinson to approve the AndersonBan Insurance summary for policy premiums totaling \$121,671.00. The policies cover Property with a 2% wind and hail deductible, General Liability, D&O Liability, Fidelity Bond, Umbrella coverage, and Workers Comp Policies. All Board members voted in favor and the motion was carried. Owners are reminded to purchase Loss Assessment coverage.

VIII. OLD BUSINESS

Pensam Development – Prior to this Board meeting the Board met with Condemnation Attorney Don Estrander. At this time the Board will not be signing any paperwork on the Denver Water utility easement or land development,

Social Directory – The social directory is being compiled by Gilbert Wierschke.

Snow Removal Agreement – A motion was made by Charlotte Robinson and seconded by Mary Gehris approving the Snow Removal Agreement submitted by BrightView Landscape for services (labor and material) over the 2019/2020 winter season. All Board members voted in favor and the motion passed unanimously.

Welcoming Committee Workshop – This topic was tabled for a future Board Meeting.

IX. NEW BUSINESS

Roof and Gutter Cleaning – Eco Roof and Solar

A motion was made by Charlotte Robinson and seconded by Kathy Benhke approving the roof and gutter maintenance program (Bi Annual Gutter Cleaning) submitted by Eco Roof and Solar at a yearly cost of \$8,652.60. All Board Members present voted in favor and the motion passed.



PELICAN POINTE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
September 9, 2019
Page 3

Mailbox Vandalism – Page Specialties reported on minor repairs made to the three units. At this time no further repairs were approved by the Board of Directors.

October 2019 Newsletter – Input for suggested articles were provided to Danielle Zieg.

Brick Paver Entry Proposal – A motion was made by Charlotte Robinson and seconded by Mary Gehris approving a proposal submitted by DCPS at a total of \$10,937.50 for the removal and replacement of broken pavers only. All Board Members voted in favor and the motion passed.

Architectural Reviews Landscaping and Pet Door – The request to install a pet door was approved. The landscape request will be reviewed by the Board.

Violations – Violation letters were reviewed.

X. CORRESPONDENCE/CALENDAR

The updated 2019 calendar was reviewed.

XI. EXECUTIVE SESSION

XII. ADJOURNMENT

The next Board Meeting date is October 14, 2019. A motion was made and seconded adjourning this meeting at 8:30 pm

Approved by _____ date ____/____/____