



## PELICAN POINTE HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING SEPTEMBER 11, 2017 MINUTES

#### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held September 11, 2017 and called to order at 6:32 pm in the Windsor Gardens All Purpose Room, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, Charlotte Robinson, and Elly Valas. Caryl Shipley was unable to attend this meeting. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

#### II. OWNER FORUM/OWNER HEARING

Owners in attendance at this meeting were: Nagendra Mamik, NN101; Sheila Powell, C101; Carol Jones, LL103; OO103; Charles Kreiman, X102; Danielle Zieg, HH103. Comments and concerns focused mainly on parking.

#### III. COMMITTEE REPORTS

Chairperson Sheila Powell was given the floor to report for the **Social** and **Welcome** Committees on the following events:

##### Lunch Bunch Event

A group of ten enjoyed lunch August 16<sup>th</sup> at the Golden Shanghai and the Lunch Bunch already has six RSVPs for lunch at the North County Restaurant at 94 Rampart Way. A request was made for future lunch Bunch events to take place at 12 noon.

##### Pelican Pointe Happy Hour

Once again this weekly Friday night event was well attended and successful. Residents are invited to bring their own drink and a dish to share. The Pelican Pointe Happy Hour takes place at 5:00 pm.

##### The End of Summer BBQ

This yearly event is scheduled for September 17, 2017 at the Lighthouse at the Breakers and will be catered by Famous Dave's. More details to come and residents are asked to rsvp to Caryl Shipley.

##### Welcome Committee

The committee welcomed four new residents.

Landscape Committee report was provided by Charles Kreiman. A final draft of Pelican Pointe HOA's Request for Landscape Architect Services was submitted to the Board for approval. The document was compiled in an effort to seek landscape recommendations for an evolving development to be phased out during a 10 or more year period.



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#### IV. APPROVAL OF MINUTES

Following review a motion was made by Frank Parker and seconded by Elly Valas approving the August 14, 2017 Board Meeting Minutes. All Board members voted in favor and the motion carried. A copy of these minutes will be posted on the website.

#### V. FINANCIAL BUSINESS

The August 31, 2017 financials were presented for Board review and accepted.

The August 31, 2017 Aged Receivable Report was also reviewed by the Board.

The draft audit prepared by CPA Dale Weidner was reviewed by the Board. A motion was made by Elly Valas and seconded by Frank Parker approving the audit for the year ended December 31, 2016 and financials prepared by the previous management company. President Marcia Helfant signed the representation letter.

Federal and State taxes for the year ended December 31, 2016 prepared by CPA Dale Weidner were also signed by Marcia Helfant for mailing as indicated by the CPA.

Insurance summary proposals presented by Assured Partners and Anderson Ban were reviewed briefly. It was the general consensus of the Board to schedule an Insurance Workshop to carefully review and discuss the options for a wind and hail deductible presented at 1%, or 2%, or a flat \$100,000.00 with varying premiums. The insurance policies are to be in place for the period beginning September 30, 2017 through September 30, 2018.

No input for the preliminary 2018 Budget compilation. It was also recommended that the Board schedule a Financial/Budget Workshop.

#### VI. OLD BUSINESS

Reserve Study Draft – The revised Reserve Study draft was received following Board input and the Board will review the final draft at the October meeting.

Concrete Repairs – Walkways and Sidewalks – It was noted that A-1 Chip Seal – Rocky Mountain Pavement will begin the \$34,729.30 sidewalk and walkway concrete repair project this month however the exact dates have not yet been provided.

General Landscaping/Landscape Policy - Board Member Charlotte Robinson added final corrections to the landscape policy. It was the general consensus of the Board to distribute to owners.



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Roof Lines/Repairs Eco Roof and Solar - It was reported that Kevin Keyes of Eco Roof and Solar has informed that the roofs presenting the metal panels along the eaves will be redone. No specific date has been provided at this time.

Window A/C Discussion – It was determined that any a/c units installed in windows that extend beyond and to the exterior of the structure will be sent violation letters. Air conditioners that are inside the screened window feature are acceptable as they do not change the exterior.

### VII. NEW BUSINESS

Tree Care/Late Summer – A proposal from Swingle Lawn Tree & Landscape Care for late summer plant health care treatment and inspection at a cost \$1,741.50 was approved. A motion was made Marcia Helfant and seconded by Charlotte Robinson approving the proposal. All Board members present voted in favor and the motion passed.

Exterior Lighting - Sample – A sample LED fixture matching the original garage fixture was presented. One of the fixtures was also installed by Handyman James Cuellar at T102. A proposal for replacements at all 190 garages will be obtained for Board review and approval.

Landscape Design Services/Architect. – A motion was made by Marcia Helfant and seconded by Elly Valas approving the final draft of the Request for Landscape Architect Services submitted by Charles Kreiman. All Board members present voted in favor and the motion carried. It was requested that this request be formally sent to three landscape architects.

October 2017 Newsletter – An article will be submitted regarding the upcoming Annual Meeting and that there will be two open positions on the Board. Another article will be seasonal with safety reminders for the October holiday. Management will prepare an article regarding the importance of having a loss assessment endorsement in their HO6 insurance policy.

#### Violations/Request to Waive Fine

Recent violation letters were reviewed and it was the general consensus of the Board to waive the fine as requested by account TT102.

### VIII. CORRESPONDENCE/CALENDAR

Correspondence sent and received was reviewed.

### IX. EXECUTIVE SESSION

No executive session called.



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### X. ADJOURNMENT

The next meeting will be held on October 9, 2017. A motion was made and seconded adjourning this meeting at 7:50 pm.

Approved by Caryl D. Shipley date 10 / 09 / 2017