



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING SEPTEMBER 17, 2018 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held September 17, 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. Jean Ronald, 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; William Shippy, AA101; Nagendra Mamik, NN101; Corey Kropp, CC101; Christine Molek, OO103; and Danielle Zieg, HH103. Comments to the Board and topics of concern focused on pet behavior, retaining walls, garage door issues, parking, landscape maintenance, and TAVA Waters Club amenities. Nagendra Mamik quoted Senator John McCain, reminding all to "Live and let live".

III. COMMITTEE REPORTS

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

Welcome Committee

A home visit was made to new tenants at HH102 and three more new owners are scheduled to be welcomed.

Social Committee

The Social Committee reminded all present of the End of Summer BBQ scheduled for September 23rd from 5 pm to 7 pm at the Lighthouse is near and that the final date for residents to RSVP is September 18th. Sheila Powell also noted that the last month's Lunch Bunch was at the Tavern at Lowry and that there will be no Lunch Bunch scheduled for the month of September.

IV. APPROVAL OF MINUTES

A motion was made by Elly Valas and seconded by Marcia Helfant to approve the August 13, 2018 Board Meeting Minutes as corrected. All Board members present voted in favor and the motion carried. A copy of these minutes will be posted on the website.

V. FINANCIAL BUSINESS

Treasurer Frank Parker presented the August 31, 2018 financials noting expenditures under difference line items and that the Association is working within the budget.

The August 31, 2018 Aged Receivable Report was reviewed by the Board



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A motion was made by Marcia Helfant and seconded by Jim Bernuth ratifying the Board's vote to invest \$125,000.00 with RBC Wealth Management as follows:

\$25,000.00 into Mortgage Securities
\$25,000.00 into a 12 – 13 month CD
\$50,000.00 into a 24 month CD

All Board members voted in favor and the motion carried.

VI. OLD BUSINESS

The Cove at Tava Waters + Development – The Association's Attorney Christian Webert emailed the Board noting that Pens am Development has not yet responded to the agreement terms presented.

Landscape Maintenance – It was stated that both Sonny Fischer and Cody Fischer met with the Board of Directors following a written notice, in order to work towards a solution to the many landscaping issues facing the community this year.

It was also noted that landscapers JBK and Keenen will not be submitting bids and Bright View responded that they will need to revise their proposal submitted last year. Jim Bernuth stated that JBK Landscape will soon be presented more on their planting designs for a complete Master Plan.

Other

A request was made by the Board to research a vendor for repair of retaining walls where needed.

VII. NEW BUSINESS

Insurance Renewal September 30, 2018 through September 30, 2019 - A motion was made by Frank Parker and seconded by Charlotte Robinson to approve option 1 from the Anderson Ban Insurance Agency, Inc. competitive proposals selecting the policies and premiums as follows:

Property Coverage with Lloyds UW – 2% Deductible	\$100,089.00
General Liability with Scottsdale Insurance -	\$ 2,492.00
Directors & Officers with Travelers -	\$ 1,433.00
Fidelity Bond with Travelers -	\$ 2,055.00
Umbrella with Greenwich Insurance	\$ 2,426.00
Workers Compensation (CAIS)	\$ 352.00
SUB TOTAL	\$108,847.00
Wind and Hail Buy Back Policy with Lloyds reducing 2% Deductible to a 1% Deductible	\$ 37,052.00
TOTAL	\$145,899.00



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All Board members present voted in favor and the motion passed.

Garage Door Panel Replacement – A motion was made by Frank Parker and seconded by Charlotte Robinson to have the Association Attorney clarify the document language on garage door repair/replacement responsibility. Until further clarification it was the general consensus of the Board to reimburse for failed panels at T101.

Tree Recommendations and Tree Work for 2019 – A motion was made by Marcia Helfant and seconded by Jim Bernuth to approve the following proposals from Tom Martin at SaveATree:

- <u>General Tree Care items 2018</u>	\$ 588.00
- <u>Commercial Tree Maintenance/Trimming</u>	\$18,625.00
- <u>Plant/Tree Health Care</u>	\$11,539.00

All Board members voted in favor and the motion passed.

October 2018 Fall Newsletter Articles – Home, Vehicle, and Internet Safety tips in addition to another article instructing owners to obtain loss assessment insurance to cover the 1% deductible of almost \$500,000 that will be shared with 190 residents if a wind and hail event were to hit Pelican Pointe.

Violation Letters – Letters sent were reviewed by the Board.

Other – A work order will be placed to Arapahoe Security requesting that a spring closure be installed on the pedestrian gate along Fairmount Dr. near the DD building.

VIII. CORRESPONDENCE/CALENDAR

The updated 2018 calendar was reviewed.

IX. EXECUTIVE SESSION

No executive session called.

X. ADJOURNMENT

The next meeting will be held on October 8, 2018. A motion was made and seconded adjourning this meeting at 7:15 pm.

Approved by <u>Charlotte Robinson</u>	date <u>10 / 8 / 18</u>
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