



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OCTOBER 8, 2018 MINUTES

I. CALL TO ORDER

The monthly scheduled Board of Directors Meeting of the Pelican Pointe Homeowners Association was held October 8, 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.

Prior to this meeting, Mark Kramer and Tom Whitney of JBK Landscaping, LLC presented the Tree Inventory 2018 (total 411), part of the Master Plan agreement. The Tree Inventory lists the tree genus count in each area and general tree recommendations, for example tree rings. It was stated more than once that the Association's trees are not only in good health but quite valuable to the community.

II. OWNER FORUM/OWNER HEARING

Owners present at this meeting Mary Gehris, P102; Nagendra Mamik, NN101; Corey Kropp, CC101; Sandra Lively, F101; Nancy Reed, EE102; Charles Kreiman, X102; Linda Corry, E104; and Danielle Zieg, HH103. Comments to the Board focused on, parking, landscape maintenance, and TAVA Waters Club amenities.

III. COMMITTEE REPORTS

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

Welcome Committee

The committee welcomed new owners, Peter and Geraldine Wolcott at unit E102. Sheila Powell noted that to date there has been a total of eleven new residents.

Social Committee

The next Lunch Bunch will be meeting at the Officers Club, October 17th at 12 noon and 5 RSVPs have been received to date. The Social Committee also reported on the Annual Meeting Event scheduled for Thursday, November 8, 2018. Notices for this meeting and social event will be mailed out October 18, 2018.

Marcia Helfant extended a Big Thank You to Sheila Power for the successful Summer Barbecue at the Lighthouse. It was a very nice event with a great turn out of over 87 residents. All present echoed the thanks.



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IV. APPROVAL OF MINUTES

Following presentation, a motion was made by Charlotte Robinson and seconded by Marcia Helfant to approve the September 17, 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.

V. FINANCIAL BUSINESS

Treasurer Frank Parker presented the September 30, 2018 financials and the Board accepted the monthly financials for the record.

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

A draft proposed budget for the 2019 year was presented. The general consensus of the Board was to schedule a budget workshop to discuss options in order to present the final Budget for ratification at the November 8, 2018 Annual Meeting.

VI. OLD BUSINESS

The Cove at Tava Waters - Development – No additional information from the Association's Attorney Christian Weibert regarding the Development and easement agreement.

Landscape Maintenance – JBK Landscape LLC provided an estimate for a future Ground Maintenance Contract however they advise that only in February will they be certain of their commitment to the Association.

Master Insurance – Certificate of Insurance – Following the September 30, 2018 Insurance renewal, a copy of the certificate of insurance for the Master Policies was presented and will be posted on the Association website.

VII. NEW BUSINESS

Garage Door Maintenance – It was the general consensus of the Board to have the Association's Attorney clarify document language on garage door maintenance in order to better attend to the questions that are presented by owners.

Miscellaneous Siding Repairs – Alpine Group has been asked to bid on siding and exterior repairs.

November 2018 Newsletter – Fall Articles – Snow Removal - Articles for this newsletter will focus on the Annual Meeting, November 8, 2018 and the election of



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Violation Letters – Letters sent were reviewed by the Board.

VIII. CORRESPONDENCE/CALENDAR

The updated 2018 calendar was reviewed.

IX. EXECUTIVE SESSION

No executive session called.

X. ADJOURNMENT

The next meeting date is November 8, 2018 and both a Board Meeting and the Annual Meeting will be held. A motion was made and seconded adjourning this meeting at 8:15 pm.

Approved by

Charlotte Rebin

date 11/9/18