



PELICAN POINTE HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERSHIP NOVEMBER 8, 2018 MINUTES

I. CALL TO ORDER/ESTABLISH QUORUM

The November 8, 2018 Annual Meeting of the Membership for the Pelican Pointe Homeowners Association, Inc. was called to order at 7:02 pm in the Blossom Restaurant at Windsor Gardens located at 597 Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, Sheila Powell, Charlotte Robinson, and Elly Valas. Board Member Jim Bernuth was not in attendance. Jean Ronald, CAM was present representing Weststar Management Corp

Per the Association's documents, the presence of ten percent (10%), nineteen (19) of the members eligible to vote in person or via proxy constitutes a quorum. One hundred-two (102) units were represented, sixty-six (66) units were represented in person and thirty-six (36) were represented by proxy, and therefore a quorum was attained.

II. PROOF OF NOTICE – For the records, the membership present acknowledged receipt of the notice of meeting sent October 18, 2018.

III. INTRODUCTIONS

Board members present were introduced along with the Community Manager Jean Ronald, representing Weststar Management. Elly Valas thanked the Board members present and extended special thanks to Frank Parker for the six years he served on the Board. Frank Parker was presented with a gift card. In addition Sheila Powell was thanked for her dedication to the Social and Welcome Committees. A warm round of applause was shared for all those volunteers recognized.

IV. APPROVAL OF 2017 ANNUAL MEETING MINUTES

A motion was made and seconded by the membership to approve the November 9, 2017 Annual Meeting Minutes as presented for the records. All those present voted in favor and the motion passed. A final copy the 2017 Annual Meeting Minutes will be posted to the Association's website.

V. RATIFY THE BOARD APPROVED 2019 BUDGET

Community Manager Jean Ronald presented the Board approved 2019 Budget line item by line item. It was stated that 2019 Budget reflects increases in Landscape Maintenance, Master Insurance Premiums and an additional \$10,000.00 reserve contribution. In the absence of 67% of the membership to veto the Board approved Budget for 2019, the budget was automatically ratified. The monthly assessment per unit is set at \$275.00 due on the first of each month.



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VI. OFFICER REPORTS

Elly Valas provided a summary of the year's progress and tentative reserve projects for 2019. Reserve projects for 2019 include but are not limited to: 1) Phase I of III Paint Project, 2) Phase II of IV concrete alley repour of damaged sections, 3) Gate equipment replacement, and 4) Irrigation controls.

Owners present were reminded that monthly financials and monthly Board Meeting minutes are available for viewing and download on the PelicanPointe.net website. All association documents and other valuable information is posted for community viewing.

- VII. ELECTION OF TWO DIRECTORS – Currently the Board is comprised of six Board members and at this election there are two, three year terms expiring. The three year term positions held by Elly Valas and Frank Parker are expiring. Elly Valas has indicated her desire to be reelected and members Kathy Benhke and Mary Gehris sent in their candidate forms to be placed on the ballot. The floor was opened for nominations of additional candidates. Cory Kropp nominated himself and those present were instructed to add Cory Kropp as a write-in on the ballot. With four candidates for the two open Board positions, the nominees each made a brief presentation and three members present were appointed as election officials.

Members executed their votes, the ballots collected and tallied by the three election officials. Following the tally completed by Janet Clarke, Linda Corry and Sally Altberger the election results were announced. Kathy Benhke and Mary Gehris were elected and will both serve three year terms to expire November of 2021.

- VIII. OWNER FORUM/EDUCATION – Owners present brought forward questions and concerns relating to landscaping and general leaf clean up. The membership was provided with Loss Assessment Insurance coverage information and reminded of the importance to obtain Loss Assessment endorsement with their HO6 coverage.

- IX. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 9:10 pm.