



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING NOVEMBER 9, 2017 MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Pelican Pointe Homeowners Association was held November 9, 2017 and called to order at 5:00 pm in the Blossoms Restaurant at Windsor Gardens, located at 597 S. Clinton St., Denver, CO 80247. Board Members present were Marcia Helfant, Frank Parker, Charlotte Robinson, and Caryl Shipley. Elly Valas was not in attendance at this meeting. Jean Ronald, CMCA, AMS, CAM was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

Owners began the sign-in process and seating for the Annual Meeting dinner.

III. COMMITTEE REPORTS

Chairperson Sheila Powell reported for the **Social** and **Welcome** Committees on the following events:

Lunch Bunch Event

Six were in attendance at the October 18th Lunch Bunch Event at Hiros and the November Lunch Bunch is planned for November 15th at noon. The lunch venue selected is The Black Eyed Pea at 1470 S. Colorado Blvd. So far four residents have RSVP'd.

Welcome Committee

Several new residents will be welcomed following the Annual Meeting.

IV. APPROVAL OF MINUTES

The October 9, 2017 Board Meeting Minutes were reviewed. A motion was made by Frank Parker and seconded by Caryl Shipley approving the October set of minutes as presented. 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 October 31, 2017 financials were presented for Board review and accepted.

The October 31, 2017 Aged Receivable Report was also reviewed by the Board. Only one owner is currently in arrears and per the collection policy late notices have been sent.

Following the Board Budget workshop and presentation of the draft 2018 Budget a motion was made by Frank Parker and seconded by Caryl Shipley adopting the proposed 2018 Budget with monthly assessments remaining at \$260.00 per month.



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VI. OLD BUSINESS

Roof Lines/Repairs Eco Roof and Solar – It was stated that changes in personnel at Eco Roof and Solar slowed the response for repairs requested. A recent email indicates that crews will complete the work in November, weather permitting.

Landscape Design Services/Architect – For the record it was noted that one proposal has been received to date and that presentation of proposals received will take place at the December Board Meeting.

VII. NEW BUSINESS

Weststar Management Corp. Renewal Management Contract – A motion was made by Marcia Helfant and seconded by Charlotte Robinson approving the Management Renewal Contract for the period from January 1, 2018 through December 31, 2018 at a monthly cost of \$2,600.00. All Board members present voted in favor and the motion passed.

December 2017 Newsletter – Articles covering Winter Reminders and Reasons to Volunteer as a Board Member will be submitted to Danielle Zieg for the December edition.

Grounds Maintenance/Snow Removal Proposal for 2018 – The following proposals were received for Board review and discussion:

	Landscape	Snow
Fischer & Associates	\$68,000.00	\$33,000.00
BrightView	\$68,575.00	Material & Labor
Keesen Landscape	\$67,988.00	Material & Labor

It was noted that all landscape maintenance proposals are very close in price however Fischer & Associates offers the flat rate for snow removal and depending on weather the seasonal snow removal cost may reach \$60,000.00. The Board will review the above proposals at the December Board meeting.

VIII. CORRESPONDENCE/CALENDAR

Correspondence and the calendar were reviewed.

IX. EXECUTIVE SESSION

No executive session called.



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X. ADJOURNMENT

The next meeting will be held on December 11, 2017. A motion was made and seconded adjourning this meeting at 5:45 pm.

Approved by Elly P. Valco President Date 12/11/17