



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

09.13.2021 @ 6.00PM

MINUTES

- I. Call to Order – The September 13, 2021 meeting of the Pelican Point Board of Directors was called to order at 6:00 PM. Board members in attendance were Mary Gehris, Shelia Powell, Debbie Weed, Charles Kreiman, and Michael Heisler. Mike Workman was present representing Weststar Management.
- II. Meeting Minutes – The meeting minutes from 08.09.2021 were approved by the board.
- III. Financial Statements –
 - a. The board reviewed the financial statements for the month of August 31, 2021. Without objection, the board accepted the financial statements.
 - b. The board was presented with the Audit Draft from Olsen, Reyes, and Sauerwein. Without objection, Debbie made a motion to approve the draft, seconded by Mary. All voted in favor.
 - c. 2022 Budget Draft – The board was presented a draft of the 2022 Budget. The board agreed to have a budget workshop on September 23, 2021, at 5:30 PM to finalize the numbers.
 - d. Other – No other new business was presented to the board.
- IV. Committee Reports
 - a. Landscape Committee – The landscape committee presented items to the board for consideration. The committee would like management to solicit bids for irrigation maintenance and management. The committee discussed a volunteer clean up day and deep pruning the bushes in the community. It was reported that the owners at QQ104 would like the junipers removed from the front of their unit.
 - b. Social Committee – It was reported that there were 38 attendees to the potluck event. The next social event will be the Lunch Bunch on September 15th.
 - i. November Dinner – Debbie made a motion to cancel the November Dinner due to financial constraints and the COVID restrictions. The Annual Meeting should be held via ZOOM. Mary seconded the motion. A vote was called. Debbie, Mary, and Mike voted in favor. Sheila and Chuck voted against. The motion passed. The Annual Meeting will be held via ZOOM.
 - c. ARC Committee – No new information was presented to the board.
 - d. Neighborhood Watch – It was reported that there will be a community meeting/ neighborhood watch training event held at the Denver Police Department on September 22nd. Flyers for the event will be passed out starting tomorrow, 9.14.21.
 - e. Other – The board discussed creating a Finance Committee for the HOA. This committee will be responsible for reviewing the financials for the HOA and reporting back to the board of directors. A motion was made by Debbie to create the committee, starting after the Annual Meeting. Mary seconded the motion, and all voted in favor. Chuck agreed to chair the committee and create the charter.
- V. Old Business:
 - a. Roofing Update – The status of the warranty claim and the wind/hail damage claim were discussed by the board. Details of this will be held for the executive session.



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- b. Prep-Rite – It was reported that the painting continues with very little problems. The board expressed concern that the project would not be completed on time. Management is to reach out to PrepRite for an updated schedule and a list of the buildings that need to be completed.
- c. Snow Removal – Bids were presented to the board from 5 vendors, including Brightview. After some discussion, the board felt that the services should remain with Brightview, since they have agreed to making some changes to the equipment and installing markers for the snowplows. Debbie made a motion to accept the proposal from Brightview, seconded by Sheila. All voted in favor.
 - i. The board asked if management could speak to Brightview and see if they would lower the labor charges. Further, the triggers for the contract need to be set at 2” for the sidewalks and 4” for the streets. Brightview is to pretreat the mail kiosks.
- d. Kiosks – The board reviewed the bids for the mail kiosk enclosures. The board decided to table the bids for now.
- e. Other – It was reported that a gutter was overflowing at L-103. Joe’s Window and Gutter Cleaning will be contacted to have this inspected.

VI. New Business –

- a. Resident Survey – The board reviewed the results of the resident survey. It was reported that most of the results indicated that the community was concerned about the Landscaping and the Safety of the community. The results will be taken into consideration during the budget workshop.
- b. Brightview, irrigation controller – A bid was presented to the board for a new irrigation controller. This bid was approved via email and ratified at the board meeting. Chuck moved to ratify the approval, seconded by Mary. All voted in favor.
- c. Master Insurance – The board discussed the master insurance for the community. Several options were presented to the board for consideration. Reviewing the same coverages across the bids but a lower annual premium, Chuck made a motion to accept the bid from QBE Specialty Insurance for \$128,530.00 per year. Debbie seconded the motion, and all voted in favor.
- d. CC103 Drainage Issues – After hearing from the owner regarding drainage issues, the board reviewed a bid from FB Building Services to repair the issues as recommended by the owners Engineer. Debbie made a motion to accept the bid for \$3,580.79 to repair the drainage issues at CC103. Mary seconded the motion, and all voted in favor.
- e. Facebook – The board discussed having an official Facebook page for the community. After some discussion, the board agreed to allow Debbie to move forward with the creation of the page. The page will be monitored by the board for content.
- f. Work order Report – The monthly work order report was presented to the board without any major concerns.
- g. Other – No other new business was presented to the board.

VII. Correspondence -

- a. Newsletter – The board discussed items to be added into the newsletter for September
 - i. Paint schedule
 - ii. Annual Meeting Date and Time – Board members needed!
 - iii. Snow removal trigger depths
 - iv. Finance committee
 - v. Survey Results



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- vi. Additional content needs to be sent to Danielle before the cut off.
 - b. Violations – Held for the executive session.
 - c. Calendar – Updates: Annual Meeting location and dates/ times, board budget workshop
 - d. Other – No other communication issues were presented to the board.
- VIII. Homeowner Forum – Items presented to the board from the owners included: Raising the dues and special assessments, dog waste stations, and irrigation issues.
- IX. Executive Session – The board convened the open meeting at 8:00 PM and then entered the Executive Session.
- X. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 9:00 PM.