

THE ASSOCIATION OF PELICAN POINT, INC
MINUTES of the BOARD MEETING held
THURSDAY, SEPTEMBER 24, 2015

Pledge Allegiance, Call to Order: After the pledge, Randy Malecha called the meeting to order at 1:04 pm.

Establish Quorum of Board Members: President Randy Malecha, Treasurer Kathy Mocko and Director at Large Jeanette Cullen were present. Secretary Debbie Stanley and VP Glen Farnum were absent. Michelle Davis and Lynn Hiott represented Reconcilable Differences and 8 owners were present.

Approval of Minutes: Kathy motioned to approve the minutes of the July 9, 2015 meeting as posted. Jeanette seconded, all in favor.

Financial Report/Collection Update: Michelle stated that through August 31st, the Association has \$62,288 in the operating account, but \$7,961 of that is pre-paid owner assessments, leaving \$54,327 actually in the operating account. There is a total of \$404,625 in the various Reserve accounts and CDs. The association is under budget by \$256. The unpaid collection accounts are at \$15,523, mostly due to legal fees owed by one owner regarding his leaking doors. The other accounts are minor late fees. Randy explained that due to new codes, the fire pump was allowed to be removed, along with the hoses on each floor. The Fire Marshal approved this removal, but the Association had to add 12 fire extinguishers (one on each floor) and put up signage to meet code standards. There were gate repairs due to lightning strikes, and lastly cameras were installed on the property. All of these totaled \$10,261.43. The Board felt that there were enough funds in the operating account to cover most of this, so Jeanette made a motion to take \$5,561.43, which was the fire pump removal and new extinguishers, from Miscellaneous Building Components reserves. Kathy seconded this motion and all were in favor.

Group Reports:

Maintenance Report:

- AC Issues: Randy stated that some a/c units were installed at Pelican Point without proper drainage. Randy is working with that company to fix those units with improper drainage, but he also noted that the City will issue a permit and approval without really checking to make sure units have adequate drainage, so he asked that the Board adopt a rule that all AC unit installations must have Board approval and oversight during installation. Jeanette made a motion to adopt this new AC rule. Kathy seconded, and all were in favor.
- Janitorial Changes: Randy stated that ABD Company is no longer maintaining the property. Michael was going to take on the cleaning responsibilities. There is money still accounted for in the 2016 budget should this scenario not work out in the future.
- Concrete approval: Randy stated that in years past, the areas under and around the picnic tables could not be mowed properly, and now they are becoming liability risks to those who try to move the tables to mow under them. Randy

obtained a price of \$500 per pad to have Mike's Masonry install two pads, north and south should be done the same day. Kathy motioned to ratify the approval of the concrete pads, to be paid for from operating. Jeanette seconded, and all were in favor.

- Randy reported that most of the social club activities will start back up in January when the snow birds come back down.

New Business:

- **Approval to mail out Proposed 2016 Budget to Owners:** Randy stated that the Budget committee and Reconcilable Differences worked on trying to get the monthly fees to stay the same, however due to the laundry money now being considered income that the Association has to pay taxes on, the Association had to increase the fees a bit. The monthly dues are expected to increase \$4, taking the monthly fees from \$246 to \$250 per month, per unit. RDI fees were increased by 2% and payroll is estimated at 32 hours per week with a possible increase of \$1 next year. Other reasons for the increase are cable costs and city water costs increasing. Randy stated that they will be looking to update the sliders in the clubhouse next year as well. Jeanette made a motion to mail out the proposed 2016 budget to the owners. Kathy seconded, and all were in favor.
- **Rental Amendment:** Randy stated that an owner mailed other owners information about why changing the rental rules is not advisable. The Board had simply discussed options regarding rentals. Due to the concerns that the Board has regarding restrictions, this discussion is formally closed and will not be pursued by the Board unless 10% of owners petition for a change.
- **Fire Pump Removal and Semi Annual Fire Drills:** Randy stated that the fire pump the association has had for many years was obsolete and expensive to maintain. The Fire Marshal also stated that they would not use the hoses on each floor to assist them with putting out a fire. So Randy approached the Fire Marshal and was given written permission to remove the obsolete pump, along with the hoses on each floor. In order to approve this, the fire marshal imposed the following restrictions:
 - All hose cabinets shall be marked MANUAL STANDPIPE FOR FIRE DEPARTMENT USE ONLY in Red, one-inch letters on white background.
 - A 4A40BC fire extinguisher shall be placed inside the hose cabinet and marked on the outside Fire Extinguisher Inside in red, one-inch letters on a white background.
 - Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.
 - Provide semi-annual fire drills—one drill in the winter and one drill in the summer.
 - Provide a written log of such drills with the date and time and number of occupants who participated in the evacuation drill.

With this completed, Randy stated that the Semi-Annual fire drills will occur after the Annual meeting in January and then another one in the late Spring. All residents who

will be on the property will be required to check in with their building captain at the time of the drill. More information will be posted on the bulletin boards as it gets closer to the date of the drills.

Owner Input: An owner complained about residents still not walking their dogs in the proper locations and allowing the animals to defecate in front of the buildings. Randy stated that “attention forms” need to be completed so that the documentation is recorded in case we need to take the case to a legal level.

An owner asked if the Norfolk Pine tree in front of the Clubhouse could be removed due to safety concerns. Randy stated that the Board will look into the matter and check with the City to see if they would even allow a healthy tree to be removed, and then will discuss having the owners vote to keep or remove it.

Set Next Meeting Date: The next meeting was set for October 29th at 1 pm, to approve the 2016 Budget.

Adjournment: There being no further business, the meeting adjourned at 1:45 pm.

Respectfully Submitted,

Lynn Hiott, LCAM
Community Association Manager
Reconcilable Differences, Inc.