

**RECORD OF PROCEEDINGS  
1747 PEARL ST HOMEOWNERS ASSOCIATION  
ANNUAL MEMBERSHIP MEETING**

**January 28, 2020**

The annual membership meeting of the 1747 Pearl Homeowners Association was held at Fluids Coffee Shop Meeting Space at 19th and Pennsylvania, Denver, Colorado.

**Call to Order:** The meeting was called to order at 6:34 p.m. The following directors were present as noted below:

Kinnick Wheaton:	Present	Susan Alires:	Absent	Justin Simmons:	Present
Cole Horton:	Present	Tanya Delosier	Present	David Eisenberg:	Present

Roger Mitchell CPM, CAM was present from Western States Property Services.

**Roll Call:** There were ten homeowners present and two proxies. It was determined that there was a quorum (Six members are the requirement).

**Proof of Meeting Notice:** Read by the Managing Agent.

**Minutes:** Minutes from the 2019 Annual Membership Meeting were reviewed. A motion was made, seconded, and carried to approve the minutes as written.

**Directors Report:**

Roger Mitchell, the Managing Agent, reported the following:

**Financials:**

Operating account, January:           \$6,331.71  
Operating account, November:       \$8,834.36

Average monthly expenses were between: \$5,000.00 to \$8,000.00.

Reserve account January:           \$79,056.08  
Reserve account November:       \$91,865.50

The HOA put \$1,137.00 per month into the reserves in 2019.

In 2019 the Board decided to build up the Reserves and not do any Capital Improvements.

**Necessary Maintenance in 2019:**

- Window cleaning     -- \$ 2,000
- Light Maintenance   -- \$ 870
- Roof Repairs         -- \$ 805
- Plumbing Repairs    -- \$ 1,582

- Elevator -- \$ 5,975
- Building Repairs -- \$ 3,277
- Total: --\$14,509

Cole and Justin elaborated on the Maintenance items that were completed in 2019 mentioning:

- **Sump Pump in the driveway** – This has been cooperatively repaired between 1727 and 1747
- **Photo Sensored Lights** – All of the common are lights were replaced with lights that turn on and off with the amount of daylight. This will hopefully save energy costs.
- **Re-Welding the Stairs** – It was noticed that there were several stairs that were very rusted and becoming a safety hazard so the HOA had all of them re-welded.
- **Clean up of Old Abandoned Bicycles**
- **Change of Rules regarding Bins and Storage Lockers in the Garage** – The new rules now indicate: 2.I.1 Residents are allowed to store a set of tires, bicycle, scooter or motorcycle in the garage, two feet in front of the unit’s parking space within the lines. Any smaller items need to be stored in a storage locker or bins stacked neatly. Loose items will not be acceptable and subject to removal and fine. Residents need to be aware that storing personal property and parking in the garage is “at your own risk” and is not covered by the HOA or the HOA’s insurance.
- **Keeping the Maintenance Dues the same for 2020** -- \$310.00 per month

**Election of Members to the Board:** There was only one Board member up for re-election, Tanya Delosier. After discussion, Tanya agreed to do another 3 year term. Being that there was only one position needed and only one candidates running the candidate’s election was approved by acclamation.

**Ratification of 2020 Budget:** After review and much discussion of the Board approved 2020 Budget, there was no objection to the budget so it was ratified as it was written.

**Unfinished Business:** There was no unfinished business from the last annual meeting discussed.

**New Business and Open Forum:** The Homeowners brought up questions regarding the following:

- **Snow Removal** – An owner indicated that he felt the current contractor was not coming early enough and not following up later after the storm was over. The Manager indicated that if there were either deficiencies or extra requests they should contact him and he would follow up with the contractor. It was discussed that melt and freeze conditions were not part of their regular follow up and would be an extra request and cost more. It was suggested that an ice melt bucket be placed on each floor for residents to use during those times.
- **Adjustment of the Front Gate** – An owner of the unit right next to the entry gate mentioned that the gate goes out of adjustment just enough with temperature changes that it slams and becomes irritating to him and his wife. After discussion it was decided that the Manager will show one of the Board members how to adjust it to allow for the temperature changes.

- **Homeless** – The Board is considering several different ways of deterring the homeless; one of them being installing a gate and enclosure around the alley stairwell to keep them out of the garage driveway.
- **Packages being Stolen** – Several ideas were brought up as possible remedies:
  - Cameras
  - Concierge Box
  - Making the gate non see through
  - Moving the place for packages to be in one of the alcoves just past the gate where they would not be seen.

At this time Kinnick thanked everyone for attending the Annual meeting.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 7:35 PM.  
Respectfully submitted, Roger Mitchell, Recording Secretary