

**RECORD OF PROCEEDINGS
1747 PEARL STREET HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 19, 2019

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held at Las Delicias at 19th and Pennsylvania St. Denver, Colorado.

Call to Order

The meeting was called to order at 7:10 pm. The following Directors were present:

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

Roger Mitchell CPM, CAM was present representing Western States Property Services; the Management Company

Minutes

The minutes from the July 2019 meeting were approved as submitted.

Financials

The Board reviewed, discussed and approved the October financials as submitted.

Manager Report

The Manager's Report was reviewed and is included with the meeting records.

Old Business

- **Garage Storage** – Rule change: *2.1.1 Currently (June 2019), 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. The Board approved this rule and instructed the Manager to send out the revised Rules to the owners.*
- **Gate in the Garage Driveway Stairwell** – After reviewing and discussing the bid the Board requested a bid to do the gate at the top of the stairwell instead of at the bottom.
- **Revised Stairwell Step Reinforcement Bid** – After discussion and review the Board approved the revised bid for \$5,685.

New Business

- **Atrium Break in and Package Theft** – The Board discussed different options to help mitigate this issue:
 - Build South Gate and fence higher
 - Put a gate and fence at the top of the stairwell from the alley to the garage driveway
 - Put a package delivery lockbox just behind the front gate somewhere

- Opaque fence so that people cannot see packages behind the front gate

The Board decided to bring this subject up at the Annual Board meeting for owner input.

- **Annual Meeting** – The Board decided to schedule it on Tuesday January 28, 2020 at 7:00 pm at Fluids Coffee at 19th and Pennsylvania Avenue. The Board and Management will be reviewing the Reserve Study for Capital items to discuss at the meeting.
- **Adjournment** -- There being nothing further brought up for discussion; the meeting was adjourned at 8:15 pm. The Next meeting will be on Tuesday January 28, 2020 at 7:00 pm at Fluids Coffee at 19th and Pennsylvania Avenue.