

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

**February 18, 2020**

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

**Call to Order**

The meeting was called to order at 7:05 pm. The following Directors were present:

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

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

**Guest Speaker from Starry Internet** -- Amado Delgado from Starry Internet described the service that would be provided to the residents at no cost to the HOA. \$50 per month flat rate (including taxes and fees) for 200 megabytes of speed. The Board approved signing the easement and allowing Starry Internet to install their equipment on the building.

**Minutes**

There were not any minutes from the January meeting after the Annual meeting as the business meeting was not held due to time constrictions at Fluids Coffee Shop.

**Financials**

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

**Manager Report**

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

**Old Business**

- **A Gate in the Stairwell of the Bottom of the Driveway and extend South fence 4 feet higher.**  
Need verification of Board approval for fence and approval from 1727 for gate. From talking with 1727's manager it looks promising; we are just waiting for their Board's approval this month. The Manager will follow up with 1727. The Board requested that the Manager contact the contractor to go ahead and schedule the South Fence.
- **Designation of Board Members:**
  - President** -- Justin Simmons
  - Vice President** -- Cole Horton
  - Secretary** -- Tanya Delosier
  - Treasurer** -- David Eisenberg
  - Director at Large** -- Kinnick Wheaton
  - Director at Large** -- Susan Alires

## New Business

- **Snow Removal Deficiencies** – The Board discussed that the contractor was coming too late in the storm after the snow was already packed down too much and turning to ice and slush. The Manager will contact the contractor.
- **Floor and Scupper Drains** – These drains don't appear to be draining properly. The Manager will have them cleaned.
- **Graffiti on the Mailbox** – The Manager will ask Richard Montoya to paint over it.
- **Intercom** – It was mentioned that sometimes it required an \* in front of the number to work
- **Entry Gate** – The Board discussed the fact that it might need to be replaced. The Manager will research the costs to do so
- **Stairs** – It was mentioned that the top side ends might need to be caulked to help keep the metal from rusting. The Manager will ask Richard Montoya to caulk them
- **Schedule All Codes to be Changed** – For security reasons the Board feels that the following codes need to be changed:
  1. Garage Keypad
  2. Garage Remote
  3. Gate
  4. Elevator

The Manager will research and schedule changing the codes.

**Adjournment** -- There being nothing further brought up for discussion; the meeting was adjourned at 8:30 pm. The Next meeting will be on Tuesday April 21, 2020 at 7:00 pm at Las Delicias at 19<sup>th</sup> and Pennsylvania Avenue.