

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

April 18, 2017

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held at Michele Leo's Unit 201.

Call to Order

The meeting was called to order at 7:25 p.m. The following Directors were present:

Kinnick Wheaton:	Via phone	Susan Alires:	Absent	Michele Leo:	Present
Justin Simmons:	Present	Cole Horton:	Absent		

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

Homeowner Forum/Correspondence – None at this time

Minutes

The Minutes from February's meeting were reviewed and approved as submitted.

Financials

The Board reviewed, discussed and approved the February's 2017 financials as submitted.

Manager Report

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

Old Business

- **Lights on a Timer** – The Manager reported that the electrician has indicated that it would be cost prohibitive because they are on too many circuits and some of them are on an emergency circuit that cannot be turned off.
- **Keying of the North and South Gate** – The Manager has contacted Unit 105, but has not heard back from him.
- **Window Washing** -- It has been completed and the Board members present indicated that they did a good job
- **Awning Replacement** – Included were two bids for the Board to review. After reviewing the bids the Board decided to wait for the 3rd bid before making any decisions.
- **Planters** -- Teresa has indicated the following:
The gardener can't give me a good estimate until they actually do one and see how long it takes. So I'll have her do one of the planters which I know isn't draining anymore and see how long it takes and then get back to you with a better estimate for the rest. At this point in time the Board does not have a cost. The Manager will follow up with Teresa.

New Business

- **Reserve Projects for 2017** – the Board discussed the following possible projects:
 - Replace the Awnings
 - Sand and Paint the East Balcony Railings --The Manager will get bids.
 - Replace the intercom system -- The Manager will get bids

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:10 PM
The Next meeting will be on Tuesday June 20, 2017 at 7:00 pm