

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

**May 19, 2020**

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held as a virtual meeting through Zoom Meeting online.

**Call to Order**

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

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

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

**Minutes**

The minutes from the February meeting were reviewed and approved as submitted.

**Financials**

The Board reviewed, discussed and approved the April 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** – The Manager contacted 1727 about getting their approval and sharing the cost and 1727 has indicated that they will not consider anything new until they have their back balconies completed. The Board discussed this and decided to give them another month and if they were still not willing to participate then the Board will consider just getting permission from 1727 and then proceed with the project themselves.

**New Business**

- **Updated To Do List**
  1. Approved and Signed Starry internet easement. **The Manager will coordinate any installation issues with Starry.**
  2. Followed up with 1727 for approval to do the gate enclosure and to split gate enclosure cost with 1747. **See above in Old Business**
  3. Contacted C & M Welding to go ahead and do the extension on the South fence. **C & M indicated that they should be able to get started on it on later this week**
  4. Followed up with 1727 about split cost of AC field coating and soffit repair underneath. **1727 has indicated that they will not consider anything new until they have their back balconies completed**
  5. The floor drains and scupper drains have been cleaned.

6. Get a cost to replace the front gate. **The contractors indicated that the gate was fine; it just needs a new closer so the Manager had the closer replaced.**
  7. Send out reminder with new codes (Garage keypad, Remote, Elevator and Gate code) along with security memo. **This will have to wait until after the virus and the Manager has more time to re-program all of the necessary boxes.**
  8. Ordered some “Pick up after your Dog” signs and had them installed
- **Flowers in the Planters throughout the Community** – The Manager will contact the Handyman to make sure he is getting them planted soon.
  - **Scatched graffiti on Unit 108’s Door** – The Manager will have the Handyman steel wool the scratches and then paint the door.
  - **Grassy Area between Sidewalk and Street** – It was noted that the grass in this area does not grow well due to a variety of reasons so the Board discussed different options and decided that the Manager should get some ideas for xeriscaping this area from the Landscaping contractor.

**Adjournment** –

There being nothing further brought up for discussion; the meeting was adjourned at 7:41 pm. The Next meeting will be on Tuesday July 21, 2020 at 7:00 pm, time and place to be determined.