

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

May 21, 2018

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

Call to Order

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

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

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 March’s meeting were approved as submitted.

Financials

The Board reviewed, discussed and approved the April 2018 financials as submitted.

Manager Report

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

Old Business

- **Possibly Changing the Declarations and/or Rules and Regulations** – The Board wanted to discuss with an attorney how to protect the Association from damage claims that are not reported in a timely manner to the Board. The Manager reported that the Attorney reported that the Declarations have a negligence clause that allows for the Board to limit their liability in such instances. The professional remediation contractor has to indicate that it could have been noticed sooner and mitigated if reported sooner. The Board decided they would still like to have the attorney come to the next meeting answer some questions
- **Caulk and Seal Balconies**
\$130 per balcony
\$1,040 to do 8 balconies
\$1,560 to do 12 balconies
After discussion the Board asked the Manager to clarify if those costs were for front and back balconies. If so they said to go ahead and have them do 8 in the front and 8 in the back, a total of 16.
- **Painting** – RLE has indicated he should be able to get started in the next week or so. The Board requested that he revise and include the West Balconies also.

New Business

- **Janitorial** – The Board asked to have Richard fill the 2nd and 3rd floor pots with flowers also. Ask Richard to clean all of the light fixtures
- **Numbers on the Unit Doors** – The Board discussed that maybe replacing the numbers might help update and make the building look nicer. The Manager will get a cost to replace them
- **Mandated Fire Service Key Replacement** – The Manager reported the Denver Fire Department is requiring all of the Fire service keys be replaced with the same key. The cost is going to be approximately \$1,127 to switch them out. After discussion the Board told the Manager to go ahead and have them done.

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:31 pm. The Next meeting will be Tuesday July 17, 2018 at 7:00 pm