

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

July 16, 2019

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held at Marg's Taco Bistro at 19th and Pennsylvania St. Denver, Colorado.

Call to Order

The meeting was called to order at 7:09 pm. The following Directors were present:

Kinnick Wheaton:	Present	Susan Alires:	Present	Tanya Sloma:	Present
Justin Simmons:	Absent	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 May 2019 meeting were approved as submitted.

Financials

The Board reviewed, discussed and approved the June 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.*
- **LED lights with Photo Sensors in the Common Area** – All of the lights have been installed except in the very front where a ladder is required. The Manager will order 4 more and ask Richard to install them
- **Followed up with RLE about painting the back balconies.** RLE has painting a few at a time on the weekends. The Manager will push RLE to complete the project as soon as possible
- **Contacted ACA about trimming the bush away from the window on the South side of the entrance.** ACA has completed this trim
- **Emailed and posted a notice in the garage to the owners regarding the abandoned bikes in the garage.** All abandoned bikes have been donated
- **Contacted Contractor about repairing the rest of the stairwell steps.** HCS, the contractor, should be scheduling it soon. The Board asked that the contractor be pushed to get it done soon.
- **Contacted Contractors about building a gate in the stairwell of the bottom of the driveway and then contact 1727 about the situation.** The Contractor should be getting a cost for it soon.

The Board indicated that it should not have an access lock of any kind from the alley. The Board also indicated that as long as the cost was competitive to go ahead and schedule it.

- **Repairing the North gate.** Contractor has repaired it.
- **Contacted Contractor about repairing the driveway ceiling and then contact 1727 about the situation.** Ucon Services, the contractor, should be scheduling it soon.

New Business

- **Mattress in Back of the Building** – The Manager will have Richard remove it.
- **Graffiti on Unit 108's Door** – The Manager will have RLE sand and paint it
- **Paper Board Meeting Packets** – The Board requested that the Manager only send digital versions to the Board and not bring any hard copies for them to the meetings.

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:30 pm. The Next meeting will be on Tuesday September 17, 2019 at 7:00 pm Marg's Taco Bistro at 19th and Pennsylvania Ave.