

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

July 17, 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 7:30 p.m. The following Directors were present:

Kinnick Wheaton:	Present	Susan Alires:	Proxy	Tanya Sloma:	Absent
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 May's meeting were approved as submitted.

Financials

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

Manager Report

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

Old Business

New Business

- **Landscaping Proposals** – After discussion and review the Board approved Option 1 and 3 which involves refreshing the mulch and replacing dead plants out in front of the building. The Manager will also instruct ACA to remove the weeds behind the building on the Southwest corner.
- **Caulking Windows** – After discussion and review of the governing documents the Board agreed to have the windows in Unit 204 caulked on the outside. The Manager will check on if the cost has increased or not.
- **Water Leak in Garage** – It appears the water leak is coming from the kitchen sink drain pipe of Unit 101. The Manager will follow up with the plumber as to what the resolution should be.

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:30 pm. The Next meeting will be Tuesday September 25, 2018 at 7:00 pm at the Avenue Grill at 17th and Washington.