

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

July 21, 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 7:02 pm. The following Directors were present:

Justin Simmons:	Present	Susan Alires:	Present	Tanya Sloma:	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 May meeting were reviewed and 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

- **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 participate and reimburse 1747 for all shared costs associated with installation of the gate, the sump pump and the maintenance of the HVAC condenser field. The Manager will contact C and M Welding to schedule the gate.

New Business

- **Updated To Do List**
 1. Followed up with 1727 for approval to do the gate enclosure and to split gate enclosure cost with 1747. **See above in Old Business**
 2. Contacted ACA about possible xeriscape ideas for the grass area between the sidewalk and the street. **Included was a proposal from ACA. After review the Board asked that ACA provide clarification and a drawing of where the plants would be located. And discuss a break on the Labor cost if done at the same time as 1767 Pearl St.**
 3. Contacted Richard Montoya about:
 - Planting the flowers
 - Steel wool and paint Unit 108's door

- **Another Concrete Step Replacement** – Richard and the Manager found another step that appears to be cracked and might be dangerous. So Richard taped off that section and the Manager ordered up another step.
- **Otis Elevator Notice of Needing to Upgrade the Elevator** – After reviewing the notice the Manager explained that there are still parts available but the HOA would need to consider budgeting for this upgrade within the next few years, probably 5 years.
- **Fire Alarm Deficiencies** – The Board inquired and discussed the results of the annual fire system inspection report. Fire Alarm Services indicated that there was a list of deficiencies. The Manager will inquire as to what deficiencies need to be corrected immediately and which ones can wait.

Adjournment –

There being nothing further brought up for discussion; the meeting was adjourned at 7:45 pm. The Next meeting will be on Tuesday September 22, 2020 at 7:00 pm, time and place to be determined.