

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

September 22, 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:	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 last meeting were reviewed and approved as submitted.

Financials

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

Manager Report

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

Old Business

- Contacted C and M Welding to schedule Garage Stairwell gate project. **The project should be complete. There was some additional metal mesh that Tanya pointed out that he indicated that he would get installed.**
- Contacted ACA to provide clarification and a drawing of where the plants would be located. And discuss a break on the Labor if done at the same time as 1767 Pearl St. **I met with ACA onsite and he indicated that it would be best for a Board member and myself to be there for the placement of the plants at the time of installation to make sure it is to the HOA's satisfaction. The Total bid is \$8,732. He indicated that doing both 1747 and 1767 at the same time was already built into the bid. *The Board asked to have another tree added to the bid to replace the one that died. The Manager will contact the contractor to revise the bid as soon as possible and then email the revised bid to the Board for a decision.***
- Contacted Fire Alarm Services to clarify fire deficiencies:
FAS Response was: "Feel free to wait on the sprinkler deficiencies until a more convenient time. I don't know what the fire department will mandate, but we only make recommendations."

Sprinkler System Inspection:

- Recommend annual test of the anti-freeze system.
Estimated Cost: \$ 150.00 per System

- There are six (6) gauges located in garage level sprinkler room that need to be replaced due to age.
Estimated Cost: \$ 390.00
- There are two (2) FDC caps that need to be replaced with Knox locking FDC caps per new Denver Fire Code.
Estimated Cost: \$ 1, 070.00

The Manager did a walk through with the Fire Department on 9/2/20 and they did not mandate the FDC Caps at this time

- **Concrete Step Replacement** – The contractor ordered the step and then they sent him the wrong size so it is on back order at this time.
- **Garage Door Remote Codes** – After discussion the Board instructed the Manager to have a contractor come out and change the codes on the door and email the new codes to the residents.

New Business

- **Ice Melt Buckets** – The Board asked the Manager to remind the Handyman to put out the ice melt buckets as the weather turns cold.

Adjournment –

There being nothing further brought up for discussion; the meeting was adjourned at 7:40 pm. The Next meeting will be on Tuesday November 17, 2020 at 7:00 pm.