

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

March 19, 2019

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held at Las Delicias 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:	Absent	Susan Alires:	Absent	Tanya Sloma:	Present
Justin Simmons:	Present	Cole Horton:	Absent	David Eisenberg:	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 the January 2019 meeting were approved as submitted.

Financials

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

Manager Report

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

Old Business

New Business

- **Landscaping Contract 2019** – the Board Reviewed the contract and had previously approved via email. Tanya mentioned that the bush to the South of the entrance needed to be trimmed away from the window.
- **Capital Items for 2019** – The Board tabled this item until the next meeting.
- **Tree Replacement in front of the Building** – The Board indicated that they would like it to match the existing. The Manager indicated that it would probably have to wait until late April or May to plant.
- **Garage Storage** – The Board indicated that the owners were not following the rules of “only storing items in storage cabinets”. The Manager will send a notice the owners to get everything compliant by October 1st. Any owner that is not in compliance at that time will be fined accordingly.
- **LED lights with Photo Sensors in the Common Area** – After reviewing and discussing the lights and the possible savings in energy costs. The Board approved getting them and installing them. The Manager will get a count and order them. Justin will install them.
- **Abandoned Bikes in the Garage** – The Board discussed the fact that they suspect that there are several bikes in the garage that have been abandoned by previous owners or renters. The Board

decided on the following system to be able to discover which ones have been abandoned: the HOA will place tags on all of the bikes in April and then send notice to all of the owners indicating that the owners should remove the tags off of any bikes that are theirs. Then on June 1st the HOA will remove and dispense of any bikes that still have tags on them.

- **Remodeling** – The Board reviewed the current rules regarding owners doing any remodeling of their units. The Board decided not to change anything at this time.

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:00 pm. The Next meeting will be on Tuesday May 21, 2019 at 7:00 pm Marg's Taco Bistro at 19th and Pennsylvania Ave.