

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

**May 18, 2021**

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 7:05 pm. The following Directors were present:

Justin Simmons:	Present	Susan Alires:	Present	Tanya Sloma:	Present
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 April financials as submitted.

**Old Business**

- **Landscaping Renovation** – The contractor has indicated that they should be able to get started within the next 2 weeks
- **Fire Backflow Replacement** – The Manager reported that Fire Alarm Systems was the most cost effective bid at \$5,220 and should be scheduling soon. The Manager will follow up with the contractor.

**New Business**

- **Rentals** – Tanya brought up concerns about how many units are rentals in the building. The Manager had reported in an email before the meeting that there are 10 and Justin reported that now unit 307 is a rental bringing the total up to 11. Her main concern was that some landlords are not inspecting their units often enough to discover that there might be water damage happening that the tenant is not reporting to the owner. It is especially aggravating if it is due to something the HOA is responsible for. Susan reported that in 2022 the City was going to require landlords register with the city have a licensed inspector do at least an annual inspection of the rented units. The Manager reported that as soon as the plumber gave him a report on the water damage in unit 205 he would inform the Board so that the Board could decide on their next action. Move in/out fees were also discussed along with the fact that not all of the landlords in the building are keeping the manager notified as to when they are having a turnover of tenants. The Board will try to stay vigilant and report to the manager any changes they observe. The Manager will also send out an email to the owners about the procedures set in place so that the HOA and the management can be kept informed and keep the tenants informed of any necessary notices regarding the building.

- **Homeless People** – The Homeless issue is becoming more and more of a problem for the Condominiums in the area. The 1767 Pearl St HOA is trying to get a fence put around their greenbelt on 18<sup>th</sup> Ave to help keep them from starting an un-sanctioned encampment in that area. The manager will follow up with getting that accomplished. Justin reported that the sanctioned encampments do not seem to be the problem because they seem to be managed very well; it is the unsanctioned ones that are the problem, an eyesore and unsanitary. They also seem to increase the garage crimes in the area. He also indicated that the more calls to 311 that are made complaining about the problem might expedite getting the city to get it resolved.
- **Garage Stairwell Gate Repair** – Justin had reported earlier in the week that someone had tried to crowbar open the new gate and had damaged the latch mechanism. He also reported that the welding contractor had shown up and repaired the welding part of but did not get the spring mechanism put back in place properly. Justin and another owner got it corrected.
- **Driveway Garage Soffit Leaking Water** – It appears that the soffit still has water coming from somewhere and causing the drywall deteriorate and fall down. After discussion the Board decided to have the manager contact a contractor to open it up and explore where the moisture might be coming from. Then suggest different options rather than drywall.
- **Lights Still Out by the Driveway Stairwell** – Justin reported that the lights were not functioning there at the bottom of the stairwell at the bottom of the garage driveway. After discussion it was decided to get the electrician to give a bid and replace them with LED's
- **Garage Lights Out** – the Manager will contact the handyman about light replacement in the garage.

#### **Adjournment** –

There being nothing further brought up for discussion; the meeting was adjourned at 8:02 pm. The Next meeting will be on Tuesday July 20, 2021 at 7:00 pm.