

**MINUTES OF THE REGULAR MEETING OF THE
SOUTHPARK HOMEOWNER'S ASSOCIATION NUMBER 2
BOARD OF DIRECTORS**

January 17, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on January 17, 2017, at 06:58 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Judie Foster, Ken Ayars, Sharon Malion, Norma Theisen, and Michele Jacobus. Our Property Manager Kevin Lavene was present. Four homeowners also attended.

The Secretary noted a quorum was present.

There was no Open Meeting because the homeowners attending had no issue to discuss.

Charles moved to approve our October 20, 2016 Annual Meeting minutes as written. Sharon seconded. Passed.

Charles moved to approve our November 15, 2016 regular meeting minutes as amended. Norma seconded. Passed. Judie abstained.

Judie moved to approve the December 29, 2016 Executive Session meeting minutes. Sharon seconded. Passed. Michele and Sharron abstained.

Lauren C. Holmes from Orten, Cavanagh and Holmes HOA attorney Law firm gave a presentation to our Board. She gave our Board an update on what their firm provides for its Clients. Our board asked questions. Judie, Ken, Norma and Michele will put together a plan for our February meeting and will look at other HOA firms too.

Kevin Lavene reported that the Mineral hill drain is working properly. There is no water on the Mineral sidewalk.

Kevin Lavene discussed the umbrellas, stands, and tables to possibly get for the 2017 season. We are looking at quality and styles. Kevin will look into a higher quality at a reasonable price and bring this information back to our Board.

Kevin Lavene updated our Board about the clubhouse furnace breaking in early January. Jebco, who installed the furnace, came out to repair three times. Kevin will monitor on how we are billed for this. We also should consider doing a once a year maintenance service.

Kevin Lavene reported that we had a break in and theft of a backflow at the clubhouse. A new backflow will be purchased at about \$1,500 to \$1,800 to replace.

Norma reported our financials. As of December 31, 2016, we have \$490,276.20 in our reserves, \$211,644.74 in our money market, and \$42,216.74 in our operating account. We have \$115,000.00 to invest but is on hold, so no motion. Gene West with RBC should be attending our February meeting to update us on investments.

Norma reported there was no requests for the waiving of fees in regard to delinquencies.

For old business, Norma asked about homeowner accounts that have credit balances. Charles moved to authorize Norma to clear accounts as follows:

- a) If amount under \$20.00, refund sent to homeowner.
- b) If amount over \$20.00, send a letter to homeowner with a choice of what to do with the overage.

Judie seconded. Passed.

Charles addressed a Landscape Committee concern of when do their duties stop? There is a February 6, 2017 meeting.

For New business, we had six items to address. First, Ken is doing the contract development and procedures to be set in place. Second, Ken suggested Kevin give our Board a weekly update so we are up to date on the progress of major projects and contracts. Third, our landscape Committee is requesting two more members to join them. Fourth, we need another Clubhouse volunteer. Fifth, we are looking at a clubhouse renovation. We may set up a Committee to research and do this. Sixth, Charles talked about Architectural Control Committee Rules and Guideline changes and updates.

Kevin Lavene reported our February 2017 newsletter articles will be: Landscape Committee News, Landscape Committee needs two more volunteers, Clubhouse Committee needs another volunteer, assessment rate change to \$140.00 effective January 1, 2017, assessment payment options, 2017 Painting schedule, rat infestation throughout SouthPark HOA #2 and Colorado, Temporary bird feeder ban, be courteous of your neighbors, letter from a neighbor, snow removal policy, and clothes dryer fire safety.

Charles moved to pay our bills. Judie seconded. Passed.

Charles moved to adjourn at 09:54 PM. Sharron seconded. Passed.