

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

**January 16, 2018**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on January 16, 2018, at 07:23 PM in the Association's clubhouse by our President. Directors present were: Charles Brown, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Carla Kuhlman and Michele Jacobus. Gary Hubbard did not attend. Our Property Manager Kevin Lavene was present. Eleven homeowners also attended. Emerald Isle Landscaping was represented by Luke and Todd.

The Secretary noted a quorum was present.

Charles introduced Gene West from RBC at 07:04 PM to give his presentation about the status of our investments and the possibilities of some future investments and the choices to take. This ended at 07:22 PM.

During our Open Meeting, a homeowner asked about getting the special meeting minutes from September on the website, sending out meeting agenda out three weeks prior to a meeting and the minutes release two weeks before a meeting. Charles informed us that our meeting minutes cannot be published before they have been approved by our Board at the meeting. Another homeowner asked about the number of rentals we have.

Carla moved to approve our November 21, 2017 regular meeting minutes as amended. Ken seconded. Passed. Ken and Michele abstained.

Carla moved to approve the December 9, 2017 Special Meeting minutes. Sharon M. seconded. Passed.

Kevin Lavene updated our Board that the digging on the Mineral Hill may have damaged our drain. Kevin will research the company/subcontractor involved and responsible for this.

Kevin Lavene updated our Board that Emerald Isle Landscaping winter watering was postponed thirty days to evaluate the moisture received from a coming weekend storm. We need about one inch of precipitation. Charles moved to authorize Kevin Lavene to do winter watering one time depending upon our weather. Carla seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping Controller Board replacement proposal for \$3,619.00 to replace eight mounting boards. Sharon M. moved to approve this work to be done. Ken seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping mulch proposal for \$5,387.00 to install gorilla hair mulch around the homes that painted in 2017. Charles moved to accept this proposal to do the work. Carla seconded. Passed. Ken abstained.

Kevin Lavene presented the Emerald Isle landscaping rejuvenation prune proposal for \$24,898.00. Charles moved to approve their bid to do the rejuvenation prune for the buildings in the 2017 and 2018 paint cycles. Michele seconded. Passed. This is a time sensitive project and will be started in early February. Also, it was suggested to put an article in our newsletter.

Michele reported our financials. As of December 31, 2017, we have \$616,402.43 in our reserves, \$432,726.80 in our money market and \$14,559.95 in our Operating account. We will follow Gene West's suggestions for reinvesting discussed at the beginning of this meeting.

There was no request for the waiving of fees on delinquencies.

For Old business, Charles talked about the revisions of our Landscape Plan. There will be no drip system due to the cost. The dead and old material will be cut out. There will be Gorilla mulch installed and people can have container pots.

Charles discussed John Kron's proposal for a Landscape Committee to be permanent and make recommendations on what needs to be done. Currently, everything is under our Architectural Control Committee. Charles moved to establish a standing Landscape Committee and appoint John Kron as the Chair. Michele seconded. Passed. John will start to put together and present to our Board. The Board will approve members.

For New business, Charles talked about our Annual Meeting. Ken Ayars has organizational concerns. Do we need to change the process which need to be discussed with our Association Attorneys? Before the meeting, how about a meet the candidates night? What about check in early like 6:45 PM? Charles, Sharon M. and Kevin Lavene met with the City of Littleton to discuss the cut thru traffic on West Long Avenue. Do we need speed humps and additional stop signs? Other issues were discussed like traffic from W. Long Avenue problem to make a left turn onto Mineral.

Kevin Lavene reported our February 2018 newsletter articles will be: our monthly assessment payment increase to \$145.00 on January 1, 2018, Assessment payment options, Painting schedule for 2018, Architectural Control and Rules and Regulations Update, be courteous of your neighbors, letter from a neighbor, parking issues, bird feeder guidelines, snow removal policy, and clothes dryer fire safety.

Charles called an Executive Session at 09:22 PM. The Board discussed an issue with a homeowner damaging Association property. Charles talked about health issues and may miss some meetings. He will continue to serve on the Board but is resigning as President. Charles adjourned the executive meeting at 9:40 PM.

Charles moved to nominate Carla for President. Sharon M. seconded. Passed. Our Board members did ask Carla some questions regarding background.

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

Charles moved to adjourn at 9:51 PM. Sharron D. seconded. Passed.