

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

January 15, 2019

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on January 15, 2019, at 6:30 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Sharron Dorenkamp, Judie Foster, Dennis Brooks, Gary Hubbard and Katelyn Mashburn. Sharon Malion did not attend. Our Property Manager Kevin Lavene was present. Eleven homeowners also attended.

The Secretary noted a quorum was present.

Josh, Luke and Lance from Emerald Isle Landscaping attended.

The Secretary noted a quorum was present.

During our Open meeting, homeowners talked about garbage cans being left out and Association lights being left on all day in his neighborhood Location.

Kevin Lavene gave us a report about the Tuesday morning meeting with Emerald Isle Landscaping and some Board members.

Josh of Emerald Isle Landscaping then updated us on the water irrigation system changes that are needed. The current system was installed in 2010. Josh suggests picking a company that will last longer than 10 to 12 years. We want at least a five-year guarantee.

John Kron of the Landscape Committee then reported what they had done and what they were doing. He wanted to know how this would fit in with the irrigation system changes.

Kevin Lavene and Dennis presented the Annual Meeting minutes. Judie moved to approve the October 18, 2018 Annual Meeting minutes as amended. Katelyn seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping proposal for \$15,303.00 to do the 2019 rejuvenations project of plants around homes that plant in 2019. Judie moved to delay this one year. Dennis seconded. Passed. This would have been on deciduous shrubs.

Kevin Lavene presented the Emerald Isle Landscaping (EIL) proposal of \$1,892.00 to install cobble rock in 11 half-moon shaped beds throughout our community. Judie moved to approve this to be done. Gary seconded. Passed. The areas are currently dirt.

Kevin Lavene presented the EIL proposal to repair the Mineral hill area that was damaged by the new section of drainage. The repair would cost \$9,982.00. Katelyn moved to delay this project to later in the year when we can re-evaluate the area for improvements. Judie seconded. Passed.

Kevin Lavene presented the EIL sprinkler Controller Board proposal for \$3,890.00 to replace 7 of the irrigation controller boards. Judie moved to do this work with also extending the cement concrete 4 inches at the base. Dennis seconded. Passed.

Kevin Lavene discussed the Lehrer fireplace replacement proposal for \$4,307.22 that includes a new glass insert and requires some special customizations for our clubhouse fireplace. Judie moved to go forward with this work. Gary seconded. Passed. Katelyn voted no.

Kevin Lavene reported on a homeowner request at 2921-C W. Long Dr. about steps and sidewalks. Kevin will get an estimate on installing a handrail.

Kevin Lavene reported our financials. As of December 31, 2018, we have \$576,073.85 in our reserves, \$195,537.35 in our money market and \$21,034.75 in our Operating account. WE have a \$75,000.00 Certificate of Deposit maturing January 21, 2019.

There were no requests for the waiving of delinquency fees.

For Old business, Carla reported about Community Communication that she, Karen and Kevin are working on. Kevin is bringing research info next meeting. Carla is doing quarterly updates in our newsletter.

Kevin Lavene reported the following will be in our February 2019 newsletter articles: our Assessment rate increase to \$155.00 effective January 1, 2019, Assessment Payment Options, 2019 Painting schedule, Landscape update about shrub rejuvenation trimming, clubhouse Committee Information, letter from a neighbor, parking issues, birdfeeder guidelines, snow removal policy, clothes dryer fire safety, and doing rental caps.

There was no new business.

Carla moved to adjourn at 8:25 PM. Sharron D. seconded. Passed.