

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

February 21, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on February 21, 2017, at 07:00 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Ken Ayars, Sharon Malion and Norma Theisen. Judie Foster and Michele Jacobus did not attend. Our Property Manager Kevin Lavene was present. Five 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 January 17, 2017 regular meeting minutes as amended. Norma seconded. Passed.

At 07:04 PM, Ashley M. Nichols from HindmanSanchez P.C. 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. This ended at 07:25 PM.

At 07:26 PM, Gene West from RBC Wealth Management talked about products that can be used for our investments. Our Association has a controlled financial plan as defined by our documents. We have \$150,000.00 to invest, which will be done in Certificates of Deposit as follows: \$50,000 at six months, \$50,000.00 at nine months, \$35,000.00 at 18 months and \$15,000.00 in mortgage backed securities. Charles moved to invest in laddered CDs as described above. Norma seconded. Passed. This ended at 07:51 PM.

At 07:52 PM, the Board went into a Landscape renovation discussion. Ken made a motion to approve Wendy doing the design plan to 9 buildings, a mailbox, the corner of W. Long Dr., and W. Long Ave., as well as the entrance from Mineral. The pilot project locations will be:

2802,2812,2822,2832,2811 and 2821 W. Long Drive
2876 W. Long Dr., 2916 W. Long Cir. and 3000 W. Long Drive.
Mailbox area across the street from 2916 W. Long Cir.
The NW corner of Long Ave. and Long Dr.
Entrance to SouthPark HOA #2 at Mineral and Long Ave.

Sharon seconded. Passed. This ended at 08:30 PM.

Kevin Lavene updated our Board on the Mineral hill progress.

Kevin Lavene talked about the umbrellas, stands, and tables for pool furniture. There are a lot of choices and prices. Kevin will check with Had of Perfect Pools for more information. Charles moved to table this until the March Board meeting. Norma seconded. Passed.

Kevin Lavene informed our Board that the furnace and A/C annual maintenance is \$189.00 per year and will be done by Jebco, who installed the furnace.

Kevin Lavene updated our Board about a pine tree in poor condition at 2821-B W. Long Dr. The tree will be included in Wendy's plan for that area.

Kevin Lavene gave a presentation on a NEST thermostat for the clubhouse. Charles said No at this time.

Kevin Lavene informed our Board about a water shut off needed at 2890-B W. Long Circle. Charles moved to do this action at the address with the date to be determined by our Association Attorney Cheryl Mulvihill. Ken seconded. Passed.

Norma reported our financials. As of January 31, 2017, we have \$511,476.75 in our reserves, \$236,909.41 in our money market, and \$84,994.87 in our Operating account.

Norma informed our Board that we have three addresses of former homeowners who we are trying to refund money to. The addresses are:

2894-B W. Long Circle
2896-B W. Long Circle
2898-F W. Long Circle

Norma reported the request for waiving of fees as follows:

2921-F W. Long Drive – Norma moved to not waive the \$25.00 late fee. Charles seconded.
2993-D W. Long Drive – Norma moved to not waive the \$25.00 late fee. Charles seconded.
Both were passed and both addresses are reminded payments are due on the 1st of the month.

Kevin Lavene requested that \$36,029.00 be transferred from Reserves to Operating to repay Operating for Swingle's, Reserve Expense, for our 2017 tree trimming service.

For Old business, Landscape renovation and NEST installation were covered above.

For New business, Charles addressed the landscaping contract specifications clarification. Ken requested a review that contracts cover what needs to be if there is damage to units, fences, etc. for homeowners. A decision is needed on best firm to use for this. The Board's spring retreat meeting will be in April.

Kevin Lavene reported our March 2017 newsletter articles will be: Landscape Committee news, Pool Time information, shrub rejuvenation trimming, Pet reminders of leash and excrement removal, graffiti articles, plumbing articles, townhome insurance, what is allowed to cool your home, alleyway safety precautions, and letter from a neighbor.

Charles, Linda and Sharon met at clubhouse for renovation considerations.

Charles moved to pay our bills, Sharron seconded. Passed.

Charles moved to adjourn at 10:15 PM. Sharron seconded. Passed.