

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

March 20, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on March 20, 2018, at 07:00 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Charles Brown, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Michele Jacobus and Gary Hubbard. Our Property Manager Kevin Lavene did not attend. Seven homeowners also attended.

The Secretary noted a quorum was present.

During our Open meeting, a homeowner brought pictures showing examples of front, upstairs bedroom windows that no longer meet ACC standards. Plywood has been used to replace boards and side boards are too narrow, thus changing the front upstairs window look. Suggestion to Kevin that units painting this year be sent letters about correcting this problem before they paint and also an article in newsletter. Also, there are bricks that need to be repaired properly at 2903 and 2907 W. Long Cir. A homeowner asked about a newsletter article reminding about pots in the mulch beds. It was suggested to reprint Charles articles.

Charles moved to approve our February 20, 2018 regular meeting minutes as amended. Gary seconded. Passed.

Carla addressed the Orten, Cavanaugh, and Holms (OCH) absentee ballot opinion with our Board. Ken and Kevin could put together a directed proxy draft using an example from OCH and was suggested to compare against a regular proxy.

Carla addressed the OCH bid requirements opinion. We need to update our guidelines for dollar amounts and how many bids need to be gathered for the bid dollar amount ranges. Ken will also talk with Kevin Lavene about which shrubs need to be cut for rejuvenation.

Carla addressed the Mineral hill sod proposal. The Board requested more detail be given from Lance at their Tuesday meeting with him. Charles moved to table this until our April Board meeting. Sharon M. seconded. Passed.

Carla addressed the pool fence replacement such as we want the best fence that will last the longest. Carla suggested to table this until our April Board meeting when we have more information, like how anchored and answers to other questions asked.

Carla talked about the 2913-F W. Long Circle issue. Sharon M. moved to have a hearing with the homeowner at our April Board meeting. Gary seconded. Passed.

Michele reported our financials. As of February 28, 2018, we have \$653,791.19 in our reserves, \$99,421.78 in our money market, and \$51,942.74 in our Operating account.

There was one request for the waiving of a fee on a delinquency at 2894-C W. Long Circle. Michele moved to reject the waiving of fees and that a reminder be sent to the homeowner that their payment is due by the first of the month. Carla seconded. Passed.

For old business, John Kron talked about the Landscape Committee meeting minutes. Would like clarification from our Board on how this will fit into our Community. The ACC has approval of Architectural and Covenants. The Landscape Committee will:

1. Check that status quo is as should be, like maintenance.

2. Suggest possible changes or explanations of changes.
3. If change direction in an area, then a plan is needed for renovation.

They are to be custodians of area and give proposals for a plan if needed. Carol Ayars clarified that Committee is for maintenance now and that this may change and evolve as seen fit in an area. They may note shrubs and junipers that are hazards for safety and fire hazards.

For new business, the paint colors and binders of governing documents were tabled at this time.

Kevin Lavene submitted the following for our April 2018 newsletter articles: birdfeeder guidelines, keep your garage doors closed, pet reminders for leash and excrement removal requirements, painting involves more than applying paint, 2018 paint schedule, Architectural improvements, changes and alterations, reminder about planting in pots and not bark beds, be sure your upstairs front window has its original look and again, we have a leash law. A dog was killed because it was not on a leash.

At 09:24 PM Carla called an Executive Special Board Meeting to evaluate Landscape Committee resumes submitted. All ten resumes were accepted. John Kron was approved as Chair person with no co-chair. The other members are: Cathy Armstrong, Carol Ayars, Raine Brichette, Mike Goldberg, Pam Hubbard, Kathy Kron, Carla Kuhlman, Carolyn Newell, and Patti Weir. The Board asks for recruitment of members from all areas of our Community. Carla adjourned at 10:04 PM. Sharon M. seconded. Passed.

No bills to pay, that was done already.

Carla moved to adjourn at 10:05 PM. Sharon M. Seconded. Passed.