

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

April 17, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on April 17, 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 and Gary Hubbard. Michele Jacobus arrived at 07:09 PM. Our Property Manager Kevin Lavene was present. Fourteen homeowners also attended.

The Secretary noted a quorum was present.

Our Meeting was started with a hearing for 2913-F W. Long Circle for items hanging in tree not being removed and other violations of the ACC guidelines. The homeowner did not attend. Gary moved to follow our fine procedure and also notify our Association Attorneys. Charles seconded. Passed. This was amended to add restrictions to the homeowner privileges and resend them until the problem is resolved. Sharon M. Seconded. Passed.

During our Open Meeting, a homeowner at 2983-C W. Long Drive asked to have shrubs and bushes added to the mulch bed. The Landscape Committee may look at this and Emerald Isle Landscaping can put mulch down and level the grade.

Sharon M. moved to approve our March 20, 2018 regular meeting minutes as amended. Ken Seconded. Passed.

Kevin Lavene gave our Board an update on the Mineral Hill status.

Kevin Lavene addressed the shrub replacement and landscape grade issue at 2891-E W. Long Drive. The homeowner offered to cover the expense of the work done. Emerald Isle Landscape assisted the homeowner with the repair work.

Kevin Lavene discussed the shrub concern at 2907-B W. Long Circle. This was deferred that the homeowner work with the Landscape Committee for resolution.

Kevin Lavene presented the Emerald Isle Landscape Mineral Hill sod proposal. Michele requested a plan from Emerald Isle Landscaping for the work to be done on the hill. Gary moved to accept the proposal to re-sod the hill, remove the tree stumps and install new edging at a cost of \$9,793.00. Sharon M. Seconded. Passed. Michele opposed.

Kevin Lavene presented the Emerald Isle Landscaping proposal for \$3,216.00 to perform the flower bed plantings at the entrance and throughout our community. Consider the Japanese beetle and shade at the entrance. Charles moved to accept the Emerald Isle Landscaping proposal with appropriate flowers selected for each location. Sharon M. seconded. Passed.

Kevin Lavene attached a spreadsheet, brochure and proposals he received regarding the replacement of the pool fence. We are looking at the fall to do the work. Kevin is researching to add additional work to the proposals. Our Board still has some decisions to make on this. It will be a three-rail fence.

Kevin Lavene presented options for changes to our Annual Meeting notice and proxy. We will go with a revised general proxy. Gary moved to adopt a proxy example submitted with a questionnaire. This motion was amended to remove the questionnaire. Charles seconded. Passed.

Michele reported our financials. As of March 31, 2018, we have \$673,610.93 in our reserves, \$121,039.38 in our money market, and \$60,830.39 in our Operating account. Michele proposed to re-invest \$50,000.00 determined by discussion with Gene West at RBC. Gary seconded. Passed.

There were no requests for the waiving of late fees.

For old business, John Kron gave us an update on the Landscape Committee. Grants were discussed. May need sub-committees to divide up responsibilities. There are junipers that are hazards, a safety issue or old. They will meet with Lance. Consider plant material to use, like resist Japanese beetle, etc. Considering homeowner cooperation or participation. John discussed Landscape Committee minutes and new questions asked that need to be answered.

Carla, Kevin Lavene, Lance from Emerald Isle and others are walking about looking at issues.

There was no new business.

Kevin Lavene submitted the following for our May 2018 newsletter articles: Mulch bed “Container Only” planting policy, 2018 painting schedule, Summer Pool Passes, fire safety, Rock walls and fences are not play areas, parking permits, Overflowing gutters, Painting specifications tips, alleyway safety precautions, and Letter from a neighbor.

Carla moved to pay our bills. Sharron D. seconded. Passed.

Carla move to adjourn at 8:59 PM. Sharron D. seconded. Passed.