

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

**June 19, 2018**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on June 19, 2018, at 07:07 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Charles Brown, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Gary Hubbard and Michele Jacobus. Our Property Manager Kevin Lavene was present. Eight homeowners also attended.

The Secretary noted a quorum was present.

During our Open Meeting, Carla updated us about grass irrigation not working, we need a new electrician and have a change in irrigation clocks. A homeowner wants to do their own thing with front door colors and style of gates. Want to know where to post items and a request for a large map. A small map is posted in the Board outside of the clubhouse front door.

Michele moved to approve our May 15, 2018 regular meeting minutes as amended. Charles seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping proposals to do Revive treatments to our sod area. Carla moved for Emerald Isle Landscaping to do 3 applications for \$13,271.00. Charles seconded. The vote failed because only 3 members voted yes, four voted no. Michele moved for two applications at the discretion of Kevin and Emerald Isle Landscaping for this calendar year at a cost of \$9, 830.00, not to exceed \$10,000.00. Ken seconded. Passed.

Kevin Lavene presented the Swingle Tree proposal for \$3,272.00 to remove trees and prune others. Charles moved to trim the 2 mulberry bushes at 2821-G W. Long Dr, remove a maple at 2871-A W. Long Drive and remove the Chokecherry in front of 2970-E W. Long Drive and grind the stumps. Michele seconded. Passed.

Kevin Lavene discussed the changes received for the pool fence replacement proposal received from Commercial Fence and Iron Works. Charles moved to accept option 1 for \$25,595.00 for a 5-foot fence, plate mounted, electronic gate, flat top and the brick columns stay. Sharon M. seconded. Passed.

Kevin Lavene submitted the Request for Proposal (RFP) for the Landscape Committee to send out for bidding for the removal of Juniper shrubs throughout our Community. Everything goes to Kevin and Emerald Isle Landscaping needs to say yes for those junipers they trim on the worksheet. The Board added some changes to the proposal, like a request for labor and material breakout, clean up the NOTE section to only items be removed. Michele moved to go forward with amendments and changes to the RFP. Sharon M. seconded. Passed.

Kevin Lavene discussed the tree removal request from 2987-B W. Long Drive to take out a juniper tree. Michele moved to add this to the previous RFP approved. Carla seconded. Passed.

Kevin Lavene presented the Landscape Committee Option policy for our mulch beds. The ACC will review and then goes to our Attorney for their review. Carla moved to send to the ACC and our Attorneys. Charles seconded. Passed.

Michele reported our financials. As of May 31, 2018, we have \$669,270.92 in our reserves, \$125,084.03 in our money market, and \$65,799.62 in our Operating account. We have two Certificate of Deposits maturing July 25 for \$150,000.00 and in August.

There were no requests received for the waiving of fees on any delinquencies.

From the Landscape Committee, Scott Kozak submitted a grant proposal for a community activity social event to submit to Treasurer. Michele moved to approve moving forward with events pending approval of grants be submitted by Treasurer. Carla seconded. Passed.

For Old business, Kevin informed our Board that the 2941 W. Long Drive mailbox electrical is being worked on to supply electricity to the location.

For New business, Michele moved that Resolution 109 be amended to remove the audit option once every five years. Charles seconded. Passed. For light pole and electrical updating, Michele asked that wiring be updated and light bulbs changed to LEDs.

Kevin Lavene updated our Board on the Mineral Hill water and damage. Research is being done that the drain may need to be extended to the east up the hill to also handle the drainage.

Kevin Lavene talked about pool lighting and replacement of one or possibly multiple lights may be needed. Kevin will investigate what needs to be done.

Kevin Lavene submitted the following for our July 2018 newsletter articles: Tuesday August 7, 2018 National Night Out (NNO) Party 6-8 PM at Clubhouse including food and pet food drive, Annual Garage Sale September 8, 2018, where to get pool passes and keys, parking reminder, living with coyotes, limitations on garage sales, Clubhouse rental cleaning charges, exterior upkeep of your home, pet reminders, birdfeeder guidelines, SLOW DOWN!!!, items behind garages, and letter from a neighbor.

Sharon M. moved to pay our bills. Gary seconded. Passed.

Carla called an Executive Session at 9:39 PM to discuss some Landscaping Committee issues. Carla closed the Executive Session at 10:01 PM. Sharon M. seconded. Passed.

Charles presented Dennis Brooks' resume for consideration to add to our Board. Carla moved to accept Dennis Brooks to replace Charles Brown on the Board. Sharon M. seconded. Passed.

Sharon M. moved to adjourn at 10:15 PM. Sharron D. seconded. Passed.