

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

**July 18, 2017**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on July 18, 2017, at 07:05 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Ken Ayars, Sharon Malion, Michele Jacobus, and Norma Theisen. Our Property Manager Kevin Lavene was present. Nine homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, a homeowner asked about their plants in the bark bed and if they can keep what they have.

Norma moved to approve our June 20, 2017 regular meeting minutes as amended. Ken seconded. Passed. Michele and Sharon abstained.

Kevin Lavene updated our Board on the Mineral hill status.

Kevin Lavene informed our Board that KWAL Paint has been purchased by Sherwin Williams, so our Ambassador Satin paint is being phased out. Norma moved to change our paint company to Benjamin Moore paint at Guiry's at the County Line location. Sharon seconded. Passed.

Kevin Lavene discussed the four landscape pilot project proposals. Charles moved to meet with Emerald Isle Landscape and Singing Hills Landscape to discuss their bids and then meet with Wendy. We want low maintenance plants, plants indigenous to Colorado and reduce the number of plants in the plan. Sharon seconded. Passed.

Norma reported our financials. As of June 30, 2017, we have \$522,864.15 in our reserves, \$108,163.57 in our money market, and \$80,916.82 in our Operating account. Two Certificates of Deposit mature in August. The \$50,000.00 and \$51,169.17 will roll into the money market to help cover upcoming expenses.

Norma reported a delinquency request for the waiving of fees. Norma moved to waive the fee for 2883-D Long Circle. Michele seconded. Passed.

For new business. The Board discussed adding additional parcel lockers to mailboxes and security cameras around the pool house.

Norma talked about our Auditor's 2016 report. We need a solution for the Allied Barton Security Patrol contract.

Charles nominated Sharon Malion for Vice President to replace Judie Foster. Norma seconded. Passed.

Kevin Lavene suggested having our 2018 Budget meeting on Tuesday September 12<sup>th</sup> in Clubhouse at 7:00 PM. Kevin will send out the projected budget estimate by Thursday, September 7<sup>th</sup>.

Charles suggested we have a hearing for a homeowner who installed three lights above the garage door when only two have been approved for the other homeowners in our September Board meeting.

Kevin Lavene reported our August 2017 newsletter articles will be: Annual garage sale on Saturday, September 9, 2017, items in the ground violations warning, do not set large items on street, Clubhouse

volunteers needed, broken sprinklers, when are monthly assessment payments due, send your resumes to run for Board positions, our Annual Meeting on Thursday, October 19, 2017 at 7:30 PM in our Clubhouse, 2017 painting reminder, parking reminders, and letter from a neighbor.

Kevin Lavene reported that the concrete work will be done the second week in August, and then to finish handrails shortly after.

The Board discussed the three resumes received to replace Judie Foster on our Board. Norma moved to approve Gary Hubbard to replace Judie. Michele seconded. Passed.

Charles moved to pay our bills. Sharon seconded. Passed.

Charles moved to adjourn at 9:48 PM. Sharron seconded. Passed.