

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

July 17, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on June 19, 2018, at 07:00 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Gary Hubbard, Michele Jacobus and Dennis Brooks. Our Property Manager Kevin Lavene was present. Twelve homeowners also attended.

The Secretary noted a quorum was present.

During our Open Meeting, a homeowner asked about SouthPark HOA's pool and tennis courts. Carla presented a thank you and recognition to Charles and Mary Ann Brown for their years of service to our Association and Community.

Michele moved to approve our June 19, 2018 regular meeting minutes as amended. Sharon M. seconded. Passed.

Kevin Lavene updated the Board on the status of projects, such as the 2-option mulch bed proposal that is at the attorney, Emerald Isle Landscaping is working our irrigation system, and Mineral Hill drainage and damage to the underdrain system.

Kevin Lavene addressed the Resolution 109 update Michel moved to table until our next meeting and for us to review. Sharon M. seconded. Passed.

Kevin Lavene discussed the replacement of your clubhouse air conditioner to a 3 ton through Jebco for \$3,430.00. Dennis moved to approve the Jebco proposal and they have done other work for us. Sharon M. seconded. Passed. Next year we do clubhouse painting. Maybe we should look at replacing windows, etc. before painting. Michele suggested to table to next year.

Kevin Lavene presented the concrete replacement proposal for \$13,890.00 and to perform the crack fill for \$1,280.00. Sharon M. motioned to approve this proposal. Michele seconded. Passed with an article to be in newsletter.

Kevin Lavene talked about the letter from Power Logic, Inc. where Dennis Kotz outlined the electrical issues in our community for common area lights and how to resolve. We may be able to get a rebate from Xcel Energy. Michele is meeting with the City of Littleton to see if we can get anything there.

Charles Brown and Dennis Brooks are leaving the Architectural Control Committee (ACC). Katelyn Rooney submitted her resume to join. Sharon M. Moved to accept both Carla Kuhlman and Katelyn to our ACC. Michele seconded. Passed. Carla abstained.

Michele reported our financials. As of June 30, 2018, we have \$623,070.13 in our reserves, \$83,059.12 in our money market and \$68,265.15 in our Operating account. Michele worked with Gene West of RBC to reinvest the July 25 \$150,000.00 that matured.

There were no requests for the waiving of delinquency fees.

John Kron gave the Landscape Committee report., Kevin Lavene is to notify homeowners having junipers removed with a letter because of safety and fire hazards. There will be replacement of dirt or mulch. The Committee is looking at getting bulbs at a discount once the plant pallet is approved. Waiting on Attorney's

decision on mulch bed procedures. They have a Monday July 30th meeting. No August Meeting. Next meeting Tuesday, September 4th. Ken moved to approve \$500.00 for the "Spring into Fall" Landscape Committee event on September 23rd to be paid from the clubhouse account. Sharon M. seconded. Passed.

For old business, Carla said Community Communications is working on keeping our Community informed about what is going on.

For new business, pool monitors roles were discussed. How do they handle loud music, smoking, etc. Sharon M. Moved to put up new signs that state smoking is to be 20 feet outside of the pool fence. Michele seconded. Passed. There is a Santa Fe Park meeting with the City of Littleton at Hudson Gardens on July 24th at 6:00 PM. Michele talked about replacing remaining mailboxes. Wade says we need more big package boxes.

Kevin Lavene submitted the following for our August 2018 newsletter articles: Tuesday, August 7, 2018 National Night Out (NNO) Party 6-8 PM at Clubhouse including Human and Pet Food Drive, Annual garage Sale Saturday September 8, 2018, real estate sign reminder, do not set large items on street, broken sprinklers, when your monthly assessment payments are due, send us your resumes, Annual October meeting on 18th at 7:30 PM in Clubhouse, 2018 Painting schedule coming due, Parking reminders, landscape article, and letter from a neighbor.

Sharron D. moved to pay our bills. Sharon M. seconded. Passed.

Gary moved to adjourn at 08:39 PM. Michele seconded. Passed.