

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

August 16, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on August 16, 2016, at 07:02 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Judie Foster, Ken Ayars, Sharon Malion, Norma Theisen and Michele Jacobus. Our Property Manager Kevin Lavene was present. Four homeowners also attended.

The Secretary noted a quorum was present.

During our Open meeting, a homeowner informed us that homeless people are camping across the street on Mineral hill. The Littleton Police removed them. He also reported a bad job was done on the tree trimming and some visitor parking signs are down.

Judie moved to approve our July 19, 2016 regular meeting minutes as corrected. Ken seconded. Passed.

Kevin Lavene reported the concrete work is to start August 18.

Norma gave a review of our 2015 audit. Judie moved to apply the over payment to the 2016 tax payment. Norma seconded. Passed.

Kevin Lavene reported the perimeter fence is in progress. Kevin discussed the pool fence brochure. This item was tabled until the September monthly Board meeting.

Kevin Lavene presented the sprinkler controller mounting board and posts bids. Judie moved to approve the Emerald Isle Landscaping bid using the pressure treated wood at \$298.00 per structure and the work being done on 8 units with the total cost approved up to \$2,400.00. Sharon seconded. Passed.

Kevin Lavene addressed a drainage issue reported by a homeowner at 2992-C W. Long Drive. Charles moved to approve the Emerald Isle Landscaping proposal to install a French drain for \$892.00. Judie seconded. Passed.

Kevin Lavene disclosed a homeowner at 2852-H W. Long Drive had been putting out a dog waste bag can by the reservoir fence. Charles moved to put in a dog waste station at that location by Emerald Isle Landscaping at a cost not to exceed \$500.00. Sharon seconded. Passed.

Kevin Lavene addressed the notice from Denver Water that a backflow system need to be installed. Ken moved to approve the installation contingent that no backflow exists and the prices is not to exceed \$2,200.00. Norma seconded. Passed.

Norma reported our financials. As of July 31, 2016, we have \$616,331.26 in our reserves, \$200,757.24 in the money market and \$84,684.78 in the Operating account. We have Certificates of Deposits coming due in October and December.

Norma reported the following requesting the waiving of fees:

2881-D W. Long Circle – Charles moved to waive the \$50.00 late fees. Judie seconded. Passed.

2832-F W. Long Drive – Charles moved to waive the \$50.00 late fees. Judie seconded. Passed.

Old business items are as follows:

Michele reported on the upcoming September 10th garage sale. She is putting ads in newsletter, newspaper and nextdoor.com.

Norma reported our National Night Out (NNO) party went well. We had a good attendance of 230 people.

Charles commented on the clubhouse renovation needs. The carpet and blinds need to be cleaned.

Charles reported our self-study and strategic planning meeting requested by Ken, will be held Saturday, October 22 at 10 AM in the clubhouse.

For new business, Charles and Ken discussed mulch bed maintenance clean up needs some work. Charles and Norma set our 2017 budget meeting for Tuesday September 13 at 7:00 PM in our clubhouse. Charles discussed our annual meeting. Norma will head the Nomination Committee.

Kevin Lavene reported our September 2016 newsletter articles will be: upcoming neighborhood events like annual community garage sale Saturday September 10, our Annual Meeting Thursday, October 20th at 07:30 PM in our Clubhouse, exterior lighting reminder from our ACC, send your resumes for the Board, displaying political signs, do not feed the wildlife, final 2016 painting reminder, update from our Landscape committee, neighborhood fences, NNO huge success, alleyway safety precautions, don't set large items on street, dog owners of SouthPark 2 and letter from a Neighbor.

Charles moved into Executive Session at 09:35 PM. Charles and Kevin updated our Board on the Mineral hill progress. Charles adjourned this meeting at 09:47 PM.

Kevin Lavene requested hearings be set for our September Board meeting for 2941-F W. Long Drive and 2911-E W. Long Drive, for continual ACC violations. Charles moved to set both hearings for the September 20, 2016 at 7:00 PM. Norma seconded. Passed.

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

Charles moved to adjourn at 09:52 PM. Sharron seconded. Passed.