

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

August 15, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on August 15, 2017, at 07:01 PM in the Association's clubhouse by the Vice-President. Directors present were: Sharon Malion, Sharron Dorenkamp, Ken Ayars, Michele Jacobus, and Norma Theisen. Charles Brown did not attend. Our Property Manager Kevin Lavene was present. Eleven homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, a homeowner notified our Board of a renter who is a problem and destroying plants. Some homeowners want to hear more about the landscape project and how it affects them.

Sharon M. moved to approve our July 18, 2017 regular meeting minutes as amended. Michele seconded. Passed.

Kevin Lavene informed our board that the concrete work has been rescheduled for August 30th and 31st completion due to rainy weather.

Kevin Lavene notified us that there has been no change in the Mineral hill status.

Kevin Lavene updated our Board that he received a late answer on the second bids for the Landscape pilot project. He has forwarded the new plans to the Board for review.

Kevin Lavene discussed the pool fence proposal received. One company did not follow the Request for Proposal (RFP). Michele moved to table this to discuss January 2018 along with a note to add \$30,000.00 to the 2018 budget for this. Sharon M. seconded. Passed.

Norma reported our financials. As of July 31, 2017, we have \$542,068.57 in our reserves, \$133,380.42 in our money market, and \$59,349.09 in our operating account.

Norma reported a delinquency requesting for the waiving of fees for 2961-C W. Long Drive. Norma moved to waive the late fee on this new home purchase. Sharon M. seconded. Passed.

Norma discussed our 2016 Audit report done by our Auditor Michele Giometti. Michele brought up that we need a clean audit, and we do have pending litigation. We need to review our audit.

Kevin Lavene will check if we have property tax on our clubhouse building.

Our new Board member, Gary Hubbard arrived 07:59 PM.

Norma suggested to Kevin Lavene that we talk with Emerald Isle Landscaping regarding the back door not being locked by them upon occasion. Kevin will look into getting an automatic locking door.

A number of items were discussed for Old business. First Kevin was asked to research adding cameras to the pool area. Possibly have a January 2018 discussion on this and add \$3,000.00 in reserves for 2018 budget. Second, Norma made a motion to not pay Allied Barton Security \$7,048.00 for last year since we had no signed contract and no confirmation that they performed the service. Sharon D. seconded. Passed.

Michele voted No. Third, Norma reported that our National Night Out party went well. We had good food donations and approximately 260 attended.

A number of items were discussed for new business. Ken Ayars discussed bids coming in to try to get the Landscape pilot project started this fall. Ken distributed a new cost projection. Questions were asked about only renovating the beds. Ken suggested having a Board meeting to discuss the next step in the landscape renovation. The rental cap was discussed again. A renter at 2913-F W. Long Circle has damaged a tree that is HOA property.

Kevin Lavene requested a hearing for 2990-AW. Long Drive for our September Meeting

The clubhouse Committee has requested that the contract be updated for the list of work that needs to be done by renters for the clubhouse. Also look into changing the people who clean the clubhouse.

Kevin Lavene reported our September 2017 newsletter articles will be: Annual garage sale Saturday, September 9th, our Annual Meeting Thursday, October 19, 2017 in clubhouse at 07:30 PM, Transients near Southpark HOA #2, Items in the ground violation warning, Clubhouse volunteers needed, where can you put signs, exterior lighting, send us your resumes, displaying Political signs, do NOT feed the wildlife, final 2017 painting reminder, Neighborhood fences, National Night Out huge success, Alleyway Safety precautions, do NOT put large items on street, and letter from a neighbor.

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

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