

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

August 21, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on August 21, 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. Seventeen homeowners also attended.

The Secretary noted a quorum was present.

During our Open Meeting, a homeowner had an issue with the Landscape Committee that there was only dirt and no plants in front of her unit and that she was getting no response. Carol on the Committee asked that homeowners check that they are in compliance with covenants and that an article be in the newsletter. Numerous homeowners complained about the Air BnBs going on in their neighborhood. A concern about safety for residents living here.

Sharon M moved to approve our July 17, 2018 regular meeting minutes as amended. Dennis seconded. Passed. Michele abstained.

Kevin Lavene updated our Board about the Mineral hill boring damage. Our Association Attorney sent a letter to Sefnco for them to cover the \$8,000.00 repair, which we have completed.

Kevin Lavene addressed the wet area on Mineral hill. May do more lateral lines into hill to gather water for collection drains. Drawings done by Eric Nelson, an engineer with Engineering Analytics, with Craig Nuss at Burg Simpson.

Michele checking on rebate check possible to replace the bad wiring for electrical to our lights. The City of Littleton has a large grant to do HOA rebates when access to our Community.

Kevin Lavene discussed the pool landscaping proposal for \$130,000.00 needs to be scaled down. Goes to the Landscape Committee.

Kevin Lavene presented the pool plant removal to be done at season and when the fence is being replaced. The discussion was that we need a detailed plan. Gary moved to send request for detailed plan to Emerald Isle Landscaping and two other companies.

Kevin Lavene Discussed the three companies that submitted juniper removal proposal. Question if they are properly insured and if there is a warranty? Sharon M. moved to choose Emerald Isle Landscaping because they are the middle price and we have a working relationship with them. Carla seconded. Five voted to approve. Gary voted no and Michele abstained.

Michele moved to approve Emerald Isle Landscaping to do the same pricing on the pool plant removal project above as an add on to the juniper removal project. Gary seconded. Passed. This would cover not only selected junipers throughout our Community but also those around the pool fence are that need to be removed. If we need an additional vote, it can be done via email or phone voice approval.

Kevin Lavene presented the three trash service proposal he received along with a comparison chart. Gary moved to approve the Pro Disposal proposal for three years pending if we can get an additional discount. Sharon M. seconded. Passed.

Michele reported our financials. As of July 31, 2018, we have \$642,767.99 in our reserves, \$255,448.44 in our money market, and \$25,348.21 in our Operating account. On August 23rd an investment for \$34,950.30 matures and will roll into the money market.

Michele reported those requesting the waiving for delinquency fees. For 2875-D W. Long Circle Michele moved to waive the fee due to poor mail service. Sharon M. seconded. Passed. For 2841-C W. Long Drive, Michele moved to waive the fee due to mail service. Sharon M seconded. Passed. It was recommended that auto payment could avoid this.

Carla addressed the Orten, Cavanaugh, Holmes LLC (OCH) mulch bed opinion response from our Attorneys.

John Kron gave the Landscape Committee report. September 30th is the “Spring into Fall” event. Our Attorneys said we can not have 2 option so its no for the mulch beds. A homeowner must get approval from the ACC for what they do. Committee has done a document that only new plants need approval. Existing are grandfathered in. Some mulch beds need to be cleaned out. Gary moved to approve the Architectural Landscape Design Requirements document and proposed plant list. Sharon M. seconded. Passed.

There was no Old business.

For New business, Kevin Lavene will approach our OCH Attorneys about the Air BnBs where homeowners are renting out. Is this the same as a business out of the home? Littleton may have some limitation about foot traffic. Our 2019 budget meeting is Wednesday, September 12 at 7:00 PM in our Clubhouse. Sharron D is covering the Nomination Committee. Our September Board meeting should include meet the candidates. Michele resigns effective September 1, 2018 and will research for mailboxes that remain to be replaced.

Kevin Lavene submitted the following for our September 2018 newsletter articles: Annual garage sale Saturday September 8, 2018, Annual meeting Thursday October 18th 7:30 PM in our Clubhouse, exterior lighting, send us your resumes, displaying political signs, do not feed the wildlife, final 2018 painting reminders, neighborhood fences, National Night Out (NNO) a success, alleyway Safety precautions, DO NOT set large items on street, and letter from a neighbor, also juniper removal and pool fence replacement.

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

Carla Called an Executive Session at 9:49 PM. We had a Board discussion about a homeowner who has issues and a history. Executive Session closed at 9:58 PM.

Sharron D. moved to adjourn at 9:59 PM Sharon M seconded. Passed.