

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

September 19, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on September 19, 2017, at 07:05 PM in the Association's clubhouse by our President. Directors present were: Charles Brown, Sharon Malion, Sharron Dorenkamp, Ken Ayars, Michele Jacobus, and Norma Theisen. Our Property Manager Kevin Lavene was present. Twenty-five homeowners also attended plus one guest representative for a homeowners hearing.

The Secretary noted a quorum was present.

The meeting was started with a hearing for 2990-A W. Long Drive because of too many lights in the alleyway over the garage door. The homeowner presented her case and our Board asked questions. Charles moved to impose a fine of \$50.00 for the 1st month of non-compliance, \$100.00 for the 2nd month, and \$200.00 for the 3rd month unless she remove the center 3rd bulb in order to comply with the ACC approval of only two lights approved for the other homeowners. Sharon M seconded. Passed.

During our Open Meeting, a homeowner asked why her bushes were trimmed in August when she was told in June to put ribbons on so they would not be cut. Other homeowners asked questions about the landscape project. Carol Ayers spoke about a less expensive route to take.

Gary Hubbard arrived at 07:43 PM.

Norma moved to approve our August 15, 2017 regular meeting minutes as amended. Michele seconded. Passed. Charles abstained.

Norma moved to approve the September 5, 2017 Special Board Meeting minutes. Sharon M. seconded. Passed.

Kevin Lavene informed our Board about a homeowner request to remove a tree at 2900-E W. Long Circle. Swingle evaluated the tree which may eventually have to be removed. This was tabled to be addressed later.

Kevin Lavene presented the Swingle Landscape Care Services Agreement Proposal for \$28,783.35 to perform annual work done in 2018. Norma moved to accept Swingle's bid. Sharon M. seconded. Passed. Michele voted no.

Kevin Lavene discussed our 2018 proposed budget that was recommended to the Board from our September 12, 2017 Finance Committee meeting. Dues will increase by \$5.00 per month to a monthly assessment of \$145.00. Michele moved to approve. Norma seconded. Passed. Ken voted no.

Kevin Lavene presented changes to be made to the clubhouse rental form and the improvements needed for the required cleaning of the clubhouse. The Board reviewed and discussed some additions.

Kevin Lavene reported our October 2017 newsletter articles will be: our Annual Meeting Thursday October 19th at 7:30 PM in our clubhouse. Return your Proxy if unable to attend, the Board of Director nominees resumes, USPS Mail fraud/theft prevention tips, displaying of Political signs, leaf removal process, Window A/C removal by October 31st, Personal items behind garages, keeping garage doors closed, and letter from a neighbor.

Ken suggested to have a monthly update in our newsletter about the Landscape activity going on throughout our Community such as fall clean up, pine needles dropping, etc.

Norma stated that our 2016 Audit needs to be wrapped up.

Norma reported our financials. As of August 31, 2017, we have \$565,462.83 in our reserves, \$260,073.89 in our money market, and \$29,564.70 in our Operating account. We have Two Certificates of Deposit maturing, one October 2nd for \$50,000.00. Norma moved to invest with Gene West at RBC Investments for short term laddered investments.

Norma reported that no requests have been received for the waving of fees.

For Old business, Michele reported that the garage sale was a success. Charles reported that for the Landscape renovation, he wants to meet with Wendy and Kevin about keeping good plants and only replace or plant new where needed. Charles will update our Board about this.

For New business, in preparation for our Annual Meeting, Sharron D. is handling the Nominations Committee duties, Sharon M. and Ken will help with the check in process, and Michele will do the minutes for the Annual Meeting. Refreshments were discussed. We will do a Board retreat in December.

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

Charles moved to adjourn at 09:17 PM. Sharron D. seconded. Passed.