

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

September 18, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on September 18, 2018, at 06:57 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Sharron Dorenkamp, Sharon Malion, Gary Hubbard, and Dennis Brooks. Ken Ayars did not attend. Our Property Manager Kevin Lavene was present. Sixteen homeowners also attended.

The Secretary noted a quorum was present.

Carla started out meeting by notifying all of us that she would be attending a meeting about Air BnB's being conducted by our Association Attorneys Orten, Cavanaugh, Holmes LLC.

During the Open Meeting, tenants are putting out garbage early, which attracts rats and other critters. Also having a problem with snakes. Letters have been sent. We then had a "Meet the Candidates" session, which Sharron Malion, Gary Hubbard, and Linda Lancaster talked about their resumes. Katelyn Rooney did not attend to talk about hers.

Kevin Lavene told us that the Mineral hill court case is at the Attorney. Also, Kevin informed us that the pricing is being worked on to expand the drainage system further up the hill to handle that water. Eric Nelson is the engineer from Engineering Analytics.

Kevin Lavene presented the maintenance contracts from three Companies. One was overpriced. It was suggested to add a performance evaluation at the end of the year to the Emerald Isle Landscaping (EIL) contact. Gary moved to delay the decision. Sharon M. Seconded. One voted for and four voted against, so the motion failed. Carla moved to approve the EIL proposal for the three years. Sharon M. seconded. Four voted to approve. Gary voted no. Passed.

Kevin Lavene addressed the resurfacing of our Tennis courts. This was is our 2017 reserves to be done, however at that time, it was not recommended by Renner Sports Surfaces as the condition of the court was fine. After an inspection at the end of 2018, Renner Sports Surfaces recommended the courts now be resurfaced in 2019. Gary moved to approve the Renner Sports Surfaces proposal for \$21,058.00 to do the work. Sharon M. seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping Terraseeding proposal for \$68,281.00 to do the entire complex with organic material safe for pest. This comes from reserves to enhance our green grass and to fill in thinning areas. Sharon M. moved to approve this work. Sharron D. seconded. Four voted yes. Dennis voted no. Passed.

Kevin Lavene reported our financials. As of August 31, 2018, we have \$665,167.87 in our reserves, \$175,570.68 in our money market and a negative \$5,366.63 in our Operating account. In October 2018, we have a \$100,000.00 Certificate of Deposit maturing.

There were no requests for the waiving of delinquencies.

Carla gave the Landscape Committee report. They are getting input from homeowners about the mulch areas. September 30 is the "Spring into Fall" event. A Master Gardener came in to talk with them and they are receiving some grants from Littleton.

Carla reported that the maintenance Committee with EIL walk around our Community Tuesday mornings at 7:00 AM and then meet at 8:00 AM in our Clubhouse.

For old business, Carla said Karen is addressing Community Communications and that she (Carla) will report back to us on the OCH meeting about Air BnB's.

For new business, we have received an ADA request for our pool area. We are a private pool and this is not required of us, however, Kevin will pursue the cost to make the pool ADA compliant.

Kevin Lavene submitted the following for our October 2018 newsletter articles: Our Annual Meeting, Thursday October 18, at 7:30 PM in our Clubhouse, return your proxy if unable to attend, resumes for candidates for our Board, clubhouse volunteers needed, USPS mail fraud/theft prevention tips, displaying political signs, leaf removal process, window A/C removal deadline, personal items behind garages, close your garage doors, and letter from a neighbor.

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

Carla moved to adjourn at 8:28 PM. Sharon M. seconded. Passed.

Carla called an Executive Session at 8:25 PM to discuss a resume received for an open Board position.

Sharron D. moved to adjourn at 9:06 PM. Sharon M. seconded. Passed.