

MINUTES OF ANNUAL MEETING
SOUTHPARK HOMOWNERS ASSOCIATION NUMBER II

OCTOBER 20, 2016

The Annual Meeting was called to order at 7:32 P.M. by the HOA Board President, Charley Brown. A quorum to conduct business was reported by the HOA Secretary, Sharron Dorenkamp .

Mr. Brown began his annual report by welcoming homeowners and expressing gratitude for all the efforts put forth by members of the Southpark II Community and those who serve it. He specifically mentioned the HOA Board members who have spent many hours meeting with attorneys, residents, and vendors in regular and special Board meetings. He also expressed gratitude for the individuals who have served on HOA committees including the Landscape Committee, the Architectural Control Committee, the Finance Committee, National Night Out, and a variety of social committees.

Mr. Brown expressed gratitude for the many vendors who work with Southpark II to achieve goals and solve problems. Specifically, he mentioned the help of Emerald Isle and Denver Water. With the help of these vendors, the HOA realized a \$4.81 per unit per month savings through cash payments and rebates over a five-year period. Mr. Kevin Levene, the HOA Property Manager, provided the footwork to make the water savings initiative a success.

The Property Manager was also commended for his responsiveness working with the Board and community over the last year. He was responsible for soliciting a new local bookkeeping vendor, Advanced Property Management, when the prior vendor could no longer meet HOA needs, as well as a quick transition to the new system. A noted side benefit to this change is that Advanced Property Management does not charge a processing fee for late payments.

Mr. Brown then summarized two of the major challenges the HOA is addressing. First, was a summary of the circumstances around the lawsuit filed against the City of Englewood asserting that water from the McLellan Reservoir is leaking through the HOA property and has caused damage to the hillside running along Mineral Avenue. The HOA engaged the law firm of Burg-Simpson to represent the HOA interests on a contingency basis, and also engaged a Forensic Geologist to evaluate the damage and direct the needed repairs. The Court will be acting on various motions before the end of the year. The repairs will move forward in early November and will include cutting down the large cottonwood tree in order to lessen root damage to the installation of a new drainage system designed to move water down the hill to a drainage pipe that will tie into the City of Littleton drainage pipe along Mineral Avenue. The project will cost approximately \$120,000 as bid.

Second, the Board has committed to financially support a five-year landscape renovation for the Community. The objective of this project is to maintain and improve the #1 asset of the Community, a park-like setting that is desirable no matter what age its homes. Over the past many years, HOA landscape regulations have been ignored for a variety of reasons. The result has been over-grown and abandoned mulch beds, inconsistent with well-groomed neighbors' mulch beds, leaving spots of color of neglected growth that often cost thousands of dollars to remove and replace.

Over the past year, the Southpark II Landscape Committee has worked to find a landscape designer to redesign HOA landscape in a manner that will be consistent and reflect contemporary landscaping practices.

A pilot project is planned for next spring. In order to finance the entire project and maintain financial stability, the Board has decided on a five-year installation project that will increase annual assessments for several years. The Board will also need to use some Reserve Fund monies to finance this project. Until the landscape design is complete, the HOA cannot bid the project out. An arbitrary figure of \$200,000 is budgeted for the Landscape Project next year and projected budget revenues of \$6.50 per owner per month will offset the cost. An additional \$3.50 will be needed to meet the projected increases from our vendors and contracts. This means a \$10.00 per month for the individual homeowner.

Kevin Levene then presented the Managers Report starting with a summary of the bid for the Mineral Hill Repair. Kevin announced that the work will begin November 1st and 2nd, and be will be completed in approximately 4-6 weeks, however, with inclement weather could extend 3-4 months. It was also reported that the painting schedule this year had been a success. Only one owner was noncompliant and this painting will be completed by November 1st. He reported that this year sections of concrete sidewalk were sealed as well as asphalt filling and patching were completed. Also there had been no sod replacement due to the small amount needing to be replaced. These spots will be addressed next year with the routine sod replacement program.

Keven then summarized work done by the Landscape Committee. A landscape survey had been completed by the group, and a detailed inventory of all dead material was completed in March of this year. Most of the identified dead material has already been removed. The Committee sent out Requests for Proposal to several vendors and recommended Ivy Street Design to the Board. In conjunction with the landscape project, a Drone Study will be completed by Aerial Optiks. The majority of planned landscape work will be in the mulch beds and will consist of uniform site-appropriate plantings.

Other work included in the Manager's Report was that the Tree Trimming Contract signed in 2013 by the Board had expired, and that the HOA was going to continue the Tree Trimming Project through 2018. Turf replacement will be initiated next year and will include this year's minimal dead grass areas. The new fence has been completed with an improved design, and at half the budgeted cost.

Kevin responded to homeowner questions, and announced that no current landscaping will be affected until the Landscape Project is implemented. He also announced he will include bike theft reports in the newsletter, and reported on his continued dialogue with the Littleton Manager of Public Works and current Acting City Manager, Mark Ralph over traffic and street issues.

Mr. Brown then listed all volunteer Committees and Contractors in appreciation for their service.

The election results were reported by the Nominating Committee with Charley Brown and Sharron Dorenkamp being re-elected to fill the two vacant positions on the Board.

The meeting was adjourned at 8:56 PM.