

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

October 19, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on October 19, 2017, at 09:35 PM in the Association's clubhouse by our Secretary. Directors present were: Charles Brown, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Michele Jacobus, Gary Hubbard, and Carla Kuhlman. Our Property Manager Kevin Lavene was present. Three homeowners also attended.

The Secretary noted a quorum was present.

The Secretary Sharron Dorenkamp nominated Charles Brown for President. Sharon M. seconded. Passed. The Secretary turned the meeting over to Charles Brown, our President.

Charles nominated Sharron Dorenkamp for Secretary. Sharon M. seconded. Passed.

Charles nominated Sharon Malion for Vice President. Carla seconded. Passed.

Charles nominated Michele Jacobus for Treasurer. Sharon M. seconded. Passed.

During our Open Meeting, a homeowner spoke that homeowners should come to our meetings in order to be informed and thanked our Board for the work they do.

Sharon M. moved to approve our September 19, 2017 regular meeting minutes as amended. Michele seconded. Passed. Carla abstained.

Kevin Lavene updated our Board on the Mineral hill status.

Kevin Lavene informed our Board that the electrician recommends using lower wattage bulbs in the three lights at 2990-A W. Long Drive instead of removing a light. Charles moved for our electrician to change the three bulbs to a lower wattage bulb. Sharon M. Seconded. Passed.

Kevin Lavene readdressed from last month's meeting the removal of a spruce tree at 2900-E W. Long Circle. Swingle Lawn, Tree and Landscaping Care recommend putting the removal in a bundle with other work for the best price. Carla moved to wait on the removal until evaluated in the next cycle. Sharon M. seconded. Passed.

Kevin Lavene discussed the Arapahoe County Security Center proposal for \$5,993.28. Gary moved to purchase the installation of 4 day/night dome cameras, an electrical key for the back door as well as an automatic locking door for the back door. Ken seconded. Passed.

Kevin Lavene presented the Perfect Pools invoice requesting the wage increase in minimum wage as required by the state. Michele moved to pay 50% of additional fees and include a note that we did not receive proper notification of an increase and that we request confirmation of any rate changes one month prior to the opening day for 2018. Sharon M seconded. Charles amended the motion to what Michele said except remove the 50% off and that we will pay the full amount. Ken seconded. Passed. Michele voted no.

Kevin Lavene discussed the Emerald Isle Landscaping, Inc. snow removal contract and negotiated the price of snow removal to \$52.00/hour. Carla moved to accept this proposal. Sharon M. seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping, Inc. bid to either Terraseed or install new sod on Mineral hill. Carla moved to accept their bid of \$4,398.00 to install new sod. Gary seconded. Michele amended the motion by suggesting the sod is secured in place. Passed.

Kevin Lavene informed our Board about the willows and native area clean up that needs to be done at 2896/2898 W. Long Circle. Carla moved to accept Emerald Isle Landscaping, Inc.'s bid for \$2,608.00 to do the work and to continue to maintain the area. Ken seconded. Passed.

Kevin Lavene distributed the information reporting the cost to mulch our Community on an annual basis.

Michele reported our financials. As of September 30, 2017, we have \$557,810.44 in our reserves, \$256,556.69 in our money market, and \$31,151.73 in our Operating account. Kevin will work with Michele.

There was no request for the waiving of fees on delinquencies.

For old business, Charles reported to our Board about the meeting he had with Kevin and Wendy. Wendy will come to our November Board meeting on Tuesday, November 21, 2017, at 7:00 PM in our clubhouse, to discuss our plant material that is at an end. Charles told our Board that we will have a retreat in December to meet and prepare what we turn over to Wendy, and to discuss landscape options.

There was no new business.

Kevin Lavene reported our November 2017 newsletter articles will be: Landscaping and Wendy Booth at the November 21, 2017 Meeting, Letter from the President, Assessment Rate Change effective January 1, 2018, Annual Meeting Notes, Window A/C removal Reminder October 31st, Leaf removal process, Snow removal policy, Removal of flower planters, and Letter from a neighbor.

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

Charles moved to adjourn at 11:11 PM. Sharron D seconded. Passed.