

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

**November 15, 2016**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on November 15, 2016, at 07:03 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Ken Ayars, Sharon Malion, and Norma Theisen. Michele Jacobus arrived at 07:33 PM. Judie Foster did not attend. Our Property Manager Kevin Lavene was present. Five homeowners also attended.

The Secretary noted a quorum was present.

Sharon moved to approve our October 20, 2016 regular meeting minutes as amended. Norma seconded. Passed.

The Annual Meeting October 20, 2016 minutes were not available.

During our Open Meeting, homeowners complained about a serious rat problem in their area. The Board of Directors unanimously decided that for the health of the community, they would enact a temporary ban to eliminate bird feeders and other food sources. Homeowners are allowed to set personal traps.

Kevin Lavene presented the Emerald Isle Landscaping 2017 mulch proposal for \$7,075.00 to install gorilla hair mulch around the seven buildings that painted in 2016. Norma moved to accept their proposal. Sharon seconded. Passed.

Kevin Lavene presented the Advanced Property Management Contract proposal for \$21,043.20, to do our accounting work. Norma moved to approve their contract and to continue on with diligence in working with their personnel and other HOA bookkeeping services. Charles seconded. Passed.

Kevin Lavene discussed his Centennial Management Group contract proposal for \$35,524.00 We had a Board discussion. Norma moved to approve the proposal for two years as documented in his contract. Sharon seconded. Passed. Michele abstained.

Norma reported our financials. As of October 31, 2016, we have \$586,535.32 in our reserves, \$247,702.95 in our money market, and \$1,807.19 in our Operating account. Norma is monitoring variances.

Norma reported the following requesting the waiving of fees:

- 2988-D W. Long Drive – Norma moved to waive the \$25.00 late fee. Michele seconded. Passed.
- 2980-A W. Long Drive – Charles moved to waive the \$25.00 late fee. Michele seconded. Passed.
- 2889-D W. Long Circle – Charles moved to waive the \$25.00 late fee. Michele seconded. Passed.
- 2995-C W. Long Court – Norma moved to waive the \$25.00 late fee. Michele seconded. Passed.

For Old business, our Board was updated that the landscape survey drone is being repaired with boots on the ground, as needed. This information is being used by our Landscape Committee. Charles updated us on the Mineral hill repair. Kevin will work with Eric and Christian to get a status update on the progress. Charles gave our Board handouts from our retreat meeting. Ken is revising the contract procedures and guidelines, and will summarize and/or condense his original write-up. Michele had printouts for insurance like warranties for contractors and services.

For New business, our Board is looking at doing a HOA attorney review.

Kevin Lavene reported our December 2016 newsletter articles will be: the assessment rate change to \$140.00 effective January 1, 2017, Annual Meeting notes, vandalism at our mailboxes, renew visitor parking permits, be cautious of what you throw away, Winter tips, 2016 Annual report, letter from a neighbor, and reminder to remove birdfeeders and other food sources.

Kevin Lavene reported our January 2017 newsletter articles will be: Assessment rate change to \$140.00 effective January 1, 2017, Assessment payment options, alleyway safety precautions, Holiday decorations removal, snow removal policy, parking reminders, water saving tips from Denver Water, and letter from a neighbor.

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

Charles moved to adjourn at 9:54 PM. Sharron seconded. Passed.