

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

November 21, 2017

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on November 21, 2017, at 07:01 PM in the Association's clubhouse by our President. Directors present were: Charles Brown, Sharron Dorenkamp, Sharon Malion, Gary Hubbard, and Carla Kuhlman. Ken Ayars and Michele Jacobus did not attend. Our Property Manager Kevin Lavene was present. Ten homeowners also attended.

The Secretary noted a quorum was present.

Charles introduced Wendy Booth of Ivy Street Design to inform us of our Landscaping options and needs. Wendy said shrubs and bushes normally have a life span of 20-30 years. When planting, we should amend soil, like add compost, etc. She said to get rid of some plant material but keep shrubs, bushes and trees that we can. Wendy was done at 07:54 PM.

At 07:56 PM, John Kron submitted a Landscape Committee Proposal to our Board. It had a mission statement and suggested to reform the Landscape Committee into a permanent group who meet monthly. John's presentation ended at 08:05 PM.

During our Open Meeting, homeowners reported on lights coming on and staying on all day. We have parking problems so it was suggested to reprint prior articles asking homeowners to get their vehicles in their garages so we all have street parking for our guests. One homeowner admitted painting two posts on the newly replaced split rail fence.

Carla moved to approve our October 19, 2017 regular meeting minutes as amended. Gary seconded. Passed.

Charles moved to approve our October 19, 2017 Annual meeting minutes. Sharon M. seconded. Passed.

Kevin Lavene updated our Board that the lower wattage LED lights installed at 2990-A W. Long Drive were working well and not distracting.

Kevin Lavene reported the problem of a back-flow device installed at 2911-A W. Long Circle. This was done in error by the homeowner. Carla moved that we do not pay nor reimburse to remove the device and to refer to the letter of communication between Denver Water and the Homeowner. Sharon M. seconded. Passed.

Kevin Lavene updated our Board on the Mineral hill status.

Kevin Lavene presented two bids received to do holiday lighting for our clubhouse and front entrance. Charles moved to approve the Emerald Landscape proposal for \$1,363.75 to do this work. Sharon M. seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping proposal for \$3,435.00 to remove overgrown junipers at 2894-F W. Long Circle, 2886 H and G W. Long Circle and 2888-G W. Long Circle and to replace the open areas with Mountain Granite rock to fill in the holes. Charles moved to accept this proposal to do the work. Carla seconded. Passed.

Kevin Lavene discussed the communication received from our Attorneys Orten, Cavanaugh, and Holmes regarding issues that our Board raised with them. This addresses permissions that landlords give to tenants like renting clubhouse and exterior maintenance of a roof that leaks into a neighbor's townhome. Kevin Lavene discussed House Bill 16-1149 that is effective July 1, 2018 requiring the budget to be presented to homeowners at the annual meeting prior to approval.

Kevin Lavene also informed us what is needed to do a rental cap.

Kevin Lavene reported our financials being Michele was not present. As of October 31, 2017, we have \$576,294.22 in our reserves, \$330,449.14 in our Money Market and \$27,779.70 in our Operating account. We have a Certificate of Deposit for \$70,000.00 maturing in mid-January. Gene West of RBC will suggest short term investments that are laddered. Gene may be at our January 2018 meeting to inform our Board on investing.

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

For Old business, Allied Barton has requested a payment of \$7,048.00 for 2016 expenses, which they did not bill us for. Charles moved to cut ties with this company and pay the bill. Carla seconded. Passed. We also have a Board retreat on Saturday December 9th from 9:00 AM to 3:00 PM.

For New business, the ACC has updated the Architectural Control Rules and Regulations documents.

Kevin Lavene reported our December 2017 newsletter articles will be: our monthly assessment payments increase to \$145.00 on January 1, 2018, Annual Meeting notes, Winter watering, renew visitor parking permits, winter tips, letter from a neighbor, and cars into garages so guests can park on our streets.

Kevin Lavene reported our January 2018 newsletter articles will be: our monthly assessment payments increase to \$145.00 on January 1, 2018, Assessment payment options, be Courteous of your Neighbors, Alleyway Safety Precautions, Holiday Decoration removal, snow removal policy, parking reminders, Indoor water saving tips from Denver Water, letter from a neighbor, and Charles doing a Landscape article.

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

Charles moved to adjourn at 9:39 PM. Sharron D. seconded. Passed.