

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

**November 20, 2018**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on November 20, 2018, at 7:00 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Sharron Dorenkamp, Dennis Brooks, Gary Hubbard and Katelyn (Rooney) Mashburn. Sharon Malion did not attend. Our Property Manager Kevin Lavene was present. Twelve homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, no problems were raised.

The Annual Meeting minutes will be submitted for approval in our January 2019 Board meeting.

Dennis moved to approved our October 18, 2018 regular meeting minutes as amended. Gary seconded. Passed.

Kevin Lavene updated us that the Mineral hill decision is waiting on a judgment and we are doing the next extension work.

Kevin Lavene submitted our 2019 budget for approval by our Board. This was presented to your homeowners at our Annual Meeting. Carla moved for our Board to approved. Sharron D. seconded. Passed. Katelyn voted no.

Kevin Lavene presented the Emerald Isle Landscaping 2019 proposal to replenish mulch throughout our community for the homes that painted in 2018. Carla moved to approve the \$34,936.00 bid for gorilla mulch with the condition to give us a reduction for those unites that are going to do their own mulch. Katelyn seconded. Passed.

Kevin Lavene submitted the SavATree (formally Swingle Tree) pruning proposal for a three-year contract in the amount of \$53,209.50 for the pruning of the pine trees throughout the community. Dennis moved to reject this proposal. Katelyn seconded. Passed.

Kevin Lavene presented the SavATree proposal to prune the deciduous trees throughout our community for \$28,683.00. Gary moved to accept this bid for clearance and health of the trees next year. Dennis seconded. Passed.

Kevin Lavene discussed an ACC request form and guidelines for a new Sun Sail/Shade sails and updated Roof replacement guidelines for our Board to review. The Board does not need to approve and our ACC can do this as their requirement from homeowners.

Kevin Lavene discussed the request by a homeowner for an ADA ramp for the pool, which we do not have to do because we are not a public pool. Kevin researched this. Dennis moved to reject this request. Katelyn seconded. Passed.

Kevin Lavene submitted the ACC updated version of Landscape Design requirements for Board to approved. Carla moved to accept the updated version. Gary seconded. Passed.

Kevin Lavene submitted a request from a homeowner at 2906-D W. Long Circle for reimbursement for tires damaged by roofing nails. Dennis moved to reject this by our HOA because the homeowner must submit this to the roofer who did the work on the neighbor's roof. Katelyn seconded. Passed.

Kevin Lavene reported our financials. As of October 31, 2018, we have \$610,721.86 in our reserves, \$230,436.40 in our money market, and a negative \$16,495.35 in our Operating account. We do have projects coming due out of the money market.

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

John Kron gave a report from our Landscape Committee. The Landscape Committee is developing a list for a second round of juniper removals.

For Old business, Carla, Karen and Kevin are working on Community communications. Judie Foster met with our Attorney Orten, Cavanaugh, and Holmes about the Air BnBs short term rentals.

For New business, three scenarios were given for homeowners to cover maintaining their mulch beds. Gary moved to approve the three samples pilots. Dennis seconded. Passed. Carla moved to now start our Board meetings at 6:30 PM rather than 7:00 PM, in January 2019, for a trial basis. Dennis seconded. Passed.

Kevin Lavene reported that the following will be our December 2018 newsletter articles: Monthly assessment rate change to \$155.00 effective January 1, 2019, Mineral hill update, annual meeting notes, winter watering, renewal of visitor parking permits, be cautious of what you throw away, winter tips, and letter from a neighbor.

Kevin Lavene reported that our January 2019 newsletter articles will be: Parking issues, birdfeeder guidelines, be courteous of your neighbors, assessment rate increase to \$155.00 effective January 1, 2019, assessment payment options, alleyway safety precautions, Holiday decoration removal, snow removal policy, parking reminders, and indoor water savings tips by Denver Water.

We are testing using solar lights throughout our community.

Carla oved to pay our bills. Kaetlyn seconded. Passed.

Carla called an executive session at 8:28 PM.

The Board discussed resumes that were presented to fill the vacant Board of Directors seat.

Executive session was adjourned at 8:35 PM.

Carla moved to appoint Judie Foster to our Board for the seventh position. Katelyn seconded. Passed.

Carla moved to adjourn at 8:37 PM. Katelyn seconded. Passed