

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

January 19, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on January 19, 2016, at 07:02 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Norma Theisen, Sharon Malion, Judie Foster, and Ken Ayars. Michele Jacobus did not attend. Our Property Manager Kevin Lavene was present. Three homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, a homeowner talked about special assessment coverage in their insurance policy.

Judie moved to approve our November 17, 2015 regular meeting minutes as written. Charles seconded. Passed.

Sharon moved to approve the December 7, 2015 Executive Session meeting minutes as written. Ken seconded. Passed.

Sharon moved to approved the December 7, 2015 Special meeting minutes with the change of removing Executive from the title. Ken seconded. Passed.

Kevin Lavene distributed an excel spreadsheet of the 5 and 10 year Landscape Committee plans. Our Board discussed the approach to take. Charles moved to have the Landscape Committee proceed with the 5 year plan for the request for proposal (RFP). Judie seconded. Passed.

Kevin Lavene presented the Swingle, Lawn, Tree & Landscape proposal for \$34,805.00 to continue the 3 year tree trimming program with 1 year off. Charles moved to accept Swingle's proposal. Ken seconded. Passed.

Kevin Lavene discussed Kim Coulters proposal to optimizing our website. Charles asked Kevin to get more information from Kim on what this does for us. This is tabled for our February meeting.

Kevin Lavene researched with three companies about painting on our stairs. All three companies recommended not to do because it does not last and would have to be repeated every year.

Kevin Lavene discussed the stair lighting. Then we had a Board discussion. Kevin and a Board group will do a walk to identify the areas.

Kevin Lavene will check on and bring some pictures of what we can get for fixtures for the exterior lighting. The current style has been discontinued.

Kevin Lavene reported about 2890-B W. Long Circle. Charles moved to do a water shut off with the date to be determined by our Association Attorney, Cheryl Mulvihill. Norma seconded. Passed.

Norma reported our financials. As of December 31, 2015, we have \$588,180.83 in Reserves, \$152,253.30 in the money market, and \$60,771.84 in our Operating account.

There was no delinquency report.

Old business items have been acted on above.

New business items also have been addressed above.

Kevin Lavene reported that our February 2016 newsletter articles will be: our Assessment Rate change to \$130.00 effective January 1, 2016, Assessment payment options, new Bookkeeping Company, clothes dryer fire safety, 2016 painting schedule, snow removal policy, Landscape Committee article, Carol Ayars article, and letter from a neighbor.

Charles declared an Executive Session at 09:25 PM to update our Board on the Mineral hill progress and information from our Burg Simpson Attorney Craig Nuss.

Charles moved to adjourn this at 10:05 PM. Sharron seconded. Passed.

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

Charles moved to adjourn at 10:06 PM. Sharron seconded. Passed.