

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

February 16, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on February 16, 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, Ken Ayars, and Michele Jacobus. Our Property Manager Kevin Lavene was present. Our Association Attorney Cheryl Mulvihill and guest attended. Nine homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, a homeowner questioned the lighting on the patio. Carol Ayars and the Landscape Committee requested guidance from our Board about what to include in the Request for Proposal (RFP) submitted from the Committee.

The 2911-F W. Long Drive homeowner explained his payment history. Our Association Attorney Cheryl Mulvihill discussed her records that she has on the account. Norma moved to write off \$200.00 of late and processing fees on the account. Michele second. Norma and Michele voted in favor and the other five Board members opposed. The homeowner has not responded to our Attorney. This ended at 07:35 PM.

Sharon moved to approve the January 19, 2016 regular meeting minutes. Sharron updated our Board with the corrections needed. Ken seconded. Passed.

Kevin Lavene disclosed that our Clubhouse keys will be done at a later date.

Kevin Lavene discussed the gardening container newsletter article.

Kevin Lavene mentioned the landscape planting policy to be developed by our ACC and the Landscape Committee. The Landscape Committee will present to our Board for our opinion and then on to our ACC for final authorization and adoption.

Norma reported our financials. As of January 31, 2016 we have \$606,393.88 in reserves, \$169,520.44 in the money market, and \$30,705.22 in our operation account.

There were no delinquencies asking for the waiving of fees.

Kevin Lavene did more reporting on the painting and marking of sidewalk steps. Charles started counting steps. Painting is a bad idea and does not work. This has been tabled. When walking, pay attention to the sidewalk and use a good flashlight while walking at night.

Charles led out landscape renovation discussion. Sharon distributed a RFP timeline proposal. Our Board had a discussion and allowed homeowner input too. We are continuing to work on this as a Community.

The above two items were old business.

For new business:

Kevin Lavene reported that our March 2016 newsletter articles will be: Distribution of 2016 Pool/Tennis court passes this year, shrub rejuvenation trimming, leash and excrement removal requirements according

to the City of Littleton and our Community Laws, homeowners and tenants are responsible for Insurance coverage, what is allowed to cool your home, alleyway safety precautions, letter from a neighbor, and 2016 painting schedule.

Charles declared to go into an Executive Session at 09:23 PM to update our Board on the Mineral hill progress and the information from our Burg Simpson Attorney Craig Nuss. Charles moved to adjourn this at 10:01 PM. Sharron seconded. Passed.

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

Charles moved to adjourn at 10:03 PM. Sharron seconded. Passed.