

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

February 20, 2018

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on February 20, 2018, at 06:56 PM in the Association's clubhouse by our President. Directors present were: Charles Brown, Sharron Dorenkamp, Sharon Malion, Ken Ayars, Carla Kuhlman and Michele Jacobus and Gary Hubbard. Our Property Manager Kevin Lavene was present. Nine homeowners also attended. Jason Kleinsmith represented Swingle Tree Service.

Charles started out the meeting by reporting that he resigned as President and introduced Carla as our new President.

The Secretary noted a quorum was present.

Kevin Lavene introduced Jason from Swingle. Jason talked about their tree service and took questions. He told us about Japanese beetles and our Ash trees. We have various pine trees, such as Austrian and Ponderosa, which they will provide a proposal for trimming, cutting out of deadwood, and removal of the lower branches. This ended at 07:22 PM.

During our Open Meeting, a homeowner reminded us of having the agenda before the meeting and the approved minutes on the website soon after the meeting. A homeowner asked about the report on the traffic through our neighborhood. Another homeowner asked about low water pressure at 2903 Long Circle. A homeowner asked about replacing gutters. It was reported that the four-inch gutters have been discontinued and has been replaced with five-inch gutters.

Michele moved to approve our January 16, 2018 regular meeting minutes as amended. Charles seconded. Passed. Gary abstained.

Kevin Lavene updated our Board with the answers to a homeowner's questions regarding our budget and contracts. Kevin discussed the Emerald Isle Landscaping contract and some differences that were asked about what was included in their contract and what items are considered extras.

Kevin Lavene presented the Emerald Isle Landscaping bid for \$1,035.00 to remove the large juniper and install new roll top edging near the maintenance entrance at the clubhouse. Ken expressed a concern that Emerald Isle is submitting all of the bids for work done and that there is a perception that they have a lock on the work done here so other companies will not do competitive bids. Charles moved to reject this proposal and that it should be bundled with other juniper work to come. Gary seconded. Passed.

Michele reported our financials. As of January 31, 2018, we have \$607,122.47 in our reserves, \$73,703.56 in our money market, and \$35,747.70 in our operating account. Investments were done using short term ladders as recommended by Gene West of RBC in our January Board meeting.

There were a couple requests for the waiving of fees on delinquencies. For 2890-A W. Long Circle, Michele moved to reject the request waiving the late fee because there has been sufficient notification published in our newsletter and coupons sent to homeowners. Sharon M. seconded. Passed. For 2871-D W. Long Drive, Michele moved to reject the request because the homeowner had the same problem last year, and a letter will be sent to the homeowner reminding them of this. Sharon M. seconded. Passed.

For Old business, Carol Ayars gave the Landscape Committee report. Thirteen people attended. Our Board requests more information be given about those who want to join and participate on the Committee.

Kevin Lavene updated our Board that there is a crack in the drain parallel to the sidewalk on Mineral hill. Sharon M. moved to have Reconstruction Experts repair the drain at a cost of \$2,100.00. We will also receive pictures of the repair for documentation. Michele seconded. Passed.

There was no New business. For next meeting Kevin will research pool fence and possible new ways to access the pool and may get bids. Also, Kevin will investigate changing the locks for the tennis court gates.

Kevin Lavene reported our March 2018 newsletter articles will be: Update of our Architectural Control Rules and Regulations, Pool Time 2018 pass distribution (and Tennis courts too), water shut off for repairs information, 2018 painting schedule, pet reminders for leash and excrement removal requirements, Association does not have insurance to cover your townhome, what is allowed to cool your home, alleyway safety precautions, and letter from a neighbor.

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

Gary moved to adjourn at 9:10 PM. Sharron D. seconded. Passed.