

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

April 19, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on April 19, 2016, at 06:59 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Norma Theisen, Judie Foster, Ken Ayars, and Michele Jacobus. Sharon Malion did not attend. Our Property Manager Kevin Lavene was present. Six homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting, a homeowner mentioned that a sign had been put out reminding pet owners to please pick up their pet excrement. We were also informed that the last winter storm had done some damage.

Michele moved to approve our March 15, 2016 regular meeting minutes as written. Judie seconded. Passed.

Kevin Lavene updated our Board about our old pool pumps starting to fail. Judie moved to approve the Perfect Pools Inc. bid of \$5,900.00 to replace with two 5 HP Whisperflo XF pumps with the contingency that two additional quotes are obtained. Norma seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping bid for \$3,600.00 to clean 550 light fixtures throughout our property. Judie moved to approve this proposal. Norma seconded. Charles amended this motion to put silicon on the glass panels to hold them in place. Norma seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping bid for \$1,295.00 to remove a crabapple tree, grind the stump and to remove perennials and ground cover, and homeowner understands that no new plant material will be put in until the landscape project is underway. Judie motioned to do this work at 2881-C W. Long Drive. Charles seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping bid for \$985.00 to remove all ground cover, perennials, and drip system, and the homeowner understands that no new plant material will be replaced until the landscape project is underway. Judie moved to approve this work for 2907-D W. Long Circle. Norma seconded. Passed.

Kevin Lavene presented the Allied Barton Security Services, LLC proposal to perform their summer patrol service for \$7,050.00. Norma moved to accept this proposal. Judie seconded. Passed.

Kevin Lavene discussed the three split rail fence proposals. Norma moved to accept the Commercial Fence and Iron Works proposal for \$42,957.00 which uses the 6x6 beveled top posts and lag screws. Judie seconded. Passed. Michele suggested to get warranty for materials and labor.

Norma reported our financials. As of March 31, 2016, we have \$637,939.06 in reserves, \$200,025.20 in the money market, and \$23,783.22 in our Operating account. Norma moved to invest \$100,000.00 by laddering the money amounts with Gene West at RBC Investments. Judie seconded. Passed.

Norma reported delinquencies where homeowners requested the waving of fees:

2811-B W. Long Drive – Judie moved to waive late fee of \$50.00. Ken seconded. Passed.

2882-F W. Long Circle – Charles moved to waive the late fee. Michele seconded. Passed.

2911-B W. Long Circle – Judie moved to do a water shut off with the date to be determined by our Association Attorney Cheryl Mulvihill. Charles seconded. Passed

A Landscape Committee presentation was done by Carol Ayars and John Kron which covers the renovation of our Landscape Design services. Judie moved to approve this Request for Proposal (RFP) with changes noted during our meeting. Norma seconded. Passed.

Charles and Judie presented the mulch bed container only policy. Our Board is to review the document and update for our next Board meeting.

Ken presented an update to our contracting and purchasing procedures. The Board had a discussion and we can later have a “work session” meeting on this.

Kevin Lavene reported on snow removal process to get our driveways as clear as possible for emergency vehicles to get in.

Charles reported on the STAMP (Mineral Station Area Master Plan) meeting at Hudson Gardens. RTD and City of Littleton people may come to our May Board meeting.

Kevin Lavene reported our May 2016 newsletter articles will be: Distribution of 2016 Pool/Tennis Court passes mailed this year, rock walls and fences are not play areas, Landscape container gardening news, Landscape Committee Update, parking permits, overflowing gutters, painting specification tips from Kevin Lavene, alleyway safety precautions, letter from a neighbor and 2 articles from Carol Ayars on the Landscape Committee.

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

Charles moved to adjourn at 09:46 PM. Sharron seconded. Passed.