

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

June 16, 2015

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on June 16, 2015, at 07:06 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Jim Ramsay, Sharon Malion, Judie Foster, Norma Theisen and Michele Jacobus. Our Property Manager Kevin Lavene was present. Four homeowners also attended.

The Secretary noted a quorum was present.

During the Open Meeting discussion, a homeowner said the pickle ball court net was not regulation height.

Charles moved to approve our regular May 19, 2015 meeting minutes as amended. Norma seconded. Passed.

Kevin Lavene discussed the Perfect Patch Asphalt Co. Inc. bid for concrete replacement throughout our Community. The bid was high due to large expense for a staircase, drain pan, and most of the repairs involved steps. After a Board discussion, Kevin will meet with Steve regarding the stair work. Charles moved to approve this concrete contract, minus the staircase for \$16,865.13. Sharon seconded. Passed.

Norma reported our financials. As of May 31, 2015, we have \$690,476.90 in our reserves, and \$78,791.55 in our operating account and \$134,491.18 in our money market. Charles reported that with Gene West of RBC, \$55,000.00 had been invested into a Certificate of Deposit and \$25,000.00 into government backed mortgages.

Michele reported delinquencies requesting the waiving of fees as follows:

2821-F W. Long Drive - Charles moved to deny the request for waiving of late and processing fees. Sharon seconded. Passed.

2875-B W. Long Circle – Michele moved to deny the request for waiving of late and processing fees. Sharon seconded. Passed.

Norma and our Board reviewed our Auditor's 2014 report.

Charles moved to approve Michele M. Giometti's CPA 2014 Auditor Report. Norma seconded. Passed. We have a clean report.

Norma moved to accept Michele M. Giometti's CPA 2015 audit proposal for \$2,300.00 plus expenditures. Judie seconded. Passed.

Kevin Lavene updated our Board about the Borne Reserve Study first draft and explained what he and Dale had done. The Board added their comments.

Kevin Lavene submitted a request sent to him for clubhouse furniture, like additional card tables and chairs. Michele moved to approve Kevin Lavene to purchase this furniture up to and not to exceed \$1,000.00. Judie seconded. Passed.

Kevin Lavene updated our Board about Colorado Management changing their account payables to a paperless system.

Kevin Lavene discussed a problem with the exterior painting of the townhome at 2931-C W. Long Drive. Charles moved to set a hearing date and time at our July Board meeting with the homeowner. Norma seconded. Passed.

Kevin Lavene reported that our July 2015 newsletter articles will be: our Tuesday August 4 National Night Out party and donations needed for Community food programs for both people and pets, SouthPark HOA #2 is NOT a skate park, the 2015 paint schedule reminder, shrub trimming, alleyway safety precautions, trash removal guidelines, why we paint every five years, and letter from a neighbor.

The Board of Directors entered executive session at 10:18 PM to discuss sensitive materials regarding a unit at SouthPark and litigation items regarding Mineral Hill. Executive session ended at 11:02 PM.

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

Charles moved to adjourn at 11:03 PM. Sharron seconded. Passed.