

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

May 17, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on May 17, 2016, at 07:00 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Norma Theisen, Judie Foster, Ken Ayars, and Sharon Malion. Michele Jacobus arrived at 07:52 PM. Our Property Manager Kevin Lavene was present. Five homeowners also attended. J.J. Folsom, VP of Progressive Urban Management Associates (P.U.M.A.) attended.

The Secretary noted a quorum was present.

There was no Open Meeting because the homeowners had no input or questions.

Charles moved to approve our April 19, 2016 regular meeting minutes, as corrected. Judie seconded. Passed.

J.J. Folsom have a presentation of what was learned at the Carson Nature Center and Hudson Gardens citizen input meeting and to also get out input. His Company has been hired by the City of Littleton to provide insights into the development of the Mineral light rail station. Mr. Folsom have an in depth talk about three areas, namely: land use and livability, transpiration and connectivity, and economic development of the station area. This is estimated to be an 8-9 month project covering parking, traffic, housing, bus service, safety, maintenance of trails, be sensitive to nature, job base in the area, to name a few of the concerns expressed.

Kevin Lavene presented the Emerald Isle Landscaping Inc. proposal for the annual flower planting in 7 beds throughout our Community. Norma moved to accept their bid of \$3,497.00 to do this work. Charles seconded. Passed.

Kevin Lavene presented the Curb Appeal Property Maintenance proposal to sweep out alleyways, guest parking, and clubhouse parking areas for \$895.00. Judie moved to accept their bid. Ken seconded. Passed.

Kevin Lavene updated our Board that the sub-drains had been cleaned out removing roots and root balls.

Norma reported our Financials. As of April 30, 2016, we have \$601,740.18 in reserves, \$114,055.65 in the money market, and \$57,266.76 in our Operating account. In our June meeting we will discuss the June 29 CD maturing.

Norma reported there was no delinquencies to discuss.

For old business, Charles updated our Board about the mulch bed container only policy being finalized. Our Board added concerns regarding signs in the mulch beds. The ACC approved the changes and the policy was published in our newsletter and up on our website.

Charles also discussed replacing light post lanterns that need to be ordered. Kevin will get 5 to 10 light post lantern heads. A frosted glass maybe used when the light shines into a nearby unit.

Charles addressed Ken's plan for reviewing our Contracting and Purchasing procedures. The Board will schedule a Saturday in the fall when Norma suggested we have a "work session".

For new business, our Board discussed having a clubhouse calendar. We also need clubhouse volunteers. In regards to vapor cigarette smoking at the pool, there will be NO Smoking of any kind at the pool.

Kevin Lavene reported our June 2016 newsletter articles will be: Volunteers needed for our Clubhouse, June 2nd 05:30 PM and 7:15 PM PUMA meeting at Berry Street City of Littleton Council meeting room, August 2 6-8 PM our National Night Out (NNO) Party at our Clubhouse, Landscape Committee update, living with Coyotes, shrub trimming, limitations on garage sales, clubhouse rental cleaning charge, exterior upkeep of your home, pet reminders, birdfeeder guidelines, SLOW DOWN!!, items behind garages, and letter from a neighbor.

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

Charles moved to adjourn at 08:49 PM. Sharron seconded. Passed.