

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

June 21, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on June 21, 2016, at 07:00 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Judie Foster, and Sharon Malion. Michele Jacobus arrived at 07:06 PM. Norma Theisen arrived at 07:07 PM. Ken Ayars did not attend. Our Property Manager Kevin Lavene was present. Four homeowners also attended.

The Secretary noted a quorum was present.

During our Open meeting, a homeowner expressed concern about people who leave their garage doors open. And, there was a complaint about people who put out sofas, file cabinets, etc.

Judie moved to approve our May 17, 2016 regular meeting minutes with corrections noted. Sharon seconded. Michele abstained. Passed.

Kevin Lavene presented the bids for the replacement of concrete throughout our community. Charles moved to accept the Denver Asphalt and Concrete Services, Inc. (DACs) proposal for \$9,250.00 with the contingency that the project is finished by October 1, including any rework, and the contract is terminated and work stopped if the quality is not good. Sharon seconded. Passed.

Kevin Lavene discussed the pine tree removal proposal for 3004-A W. Long Drive. Norma moved to accept the Alpine Tree and Shrub Care bid of \$775.00 to do the work and with the understanding that nothing goes back into the area until the landscape project addresses it. Michele seconded. Passed.

Kevin Lavene addressed the 2874 W. Long Drive drainage issue. Charles moved to accept the Emerald Isle Landscaping Inc. French drain solution for \$696.00. Judie seconded. Passed.

Kevin Lavene reported on the Emerald Isle Landscaping Inc. sod replacement. The Board felt we should skip this year because the weather now is too hot for the grass roots to take. Charles suggested to seed the area where possible and not to exceed the \$1,889.00 bid.

Kevin Lavene discussed that on a walk through, several dead plants and trees were identified. Emerald Isle Landscaping Inc. has submitted a bid for \$2,593.00 to remove this material. Norma moved to accept this bid. Judie seconded. Passed.

Kevin Lavene brought to our Board's attention a concern regarding the pool rules and the definition of guest. The Board of Directors confirmed the definition of guest as any persons that are not a resident of the community. Children of residents, currently living in the home, are not considered guest. A family of four can have up to seven guests join them at the pool, for a total of eleven people.

Norma reported out financials. As of May 31, 2016, we have \$624,030.71 in our reserves, \$135,425.17 in the money market and \$47,134.32 in the Operating account. The Certificate of Deposit that matures on June 29, 2016, for \$60,000.00 will roll into the money market account.

Norma reported one delinquency on which she made a motion to waive the \$200.00 late fee for 2895-C W. Long Circle. Judie seconded. Passed.

For old business, Charles urged that we need volunteers to handle our clubhouse duties. Charles, Mary Ann and Jim attended the Progressive Urban Management Associates (P.U.M.A) meeting held for people to express their thoughts and concerns.

For new business, Charles will do an email motion to approve Rebecca Pascerello and Linda DeMoss for clubhouse volunteer duties. Norma seconded. Passed. Charles also addressed the problem of rush hour traffic through our neighborhood.

Kevin Lavene reported our July 2016 newsletter articles will be: Volunteers needed to cover our clubhouse. Tuesday August 2 6:00 – 8:00 PM our neighborhood National Night Out Party (NNO) and food and pet food drive, we are not a skate park, 2016 painting reminder, shrub trimming, alleyway safety precautions, trash removal guidelines, why do you paint every five years, letter from a neighbor, and landscape committee news. Also an article on how to dispose of large items, sofas, file cabinets, book cases, barbecue grills, etc.

Charles declared an Executive Session at 08:32 PM. Kevin Lavene gave us an update on the Mineral hill progress. The sub-system drain pipes have been cleaned out. Charles moved to close this session at 08:47 PM. Norma seconded. Passed.

No bills were brought to pay.

Charles moved to adjourn at 08:58 PM. Sharron seconded. Passed.