

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

July 21, 2015

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on July 21, 2015, at 07:01 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. Three homeowners also attended.

The Secretary noted a quorum was present.

A hearing was held for 2931-C West Long Drive for non-compliance of the required painting regulation. The homeowner presented their case. The Board decision was for the homeowner to have their paint contractor paint as soon as possible, not to surpass August 27, 2015.

During the Open meeting, a homeowner expressed her concern about the ACC letter to remove the window air conditioner exterior brackets. The ACC will review and research the owner's concerns and requests.

Charles moved to approve our June 16, 2015 regular meeting minutes as written. Jim seconded. Passed. Kevin Lavene will check with our Association auditor Michele Giometti, CPA, to look into our 2014 Auditor's report to see if an amendment regarding litigation is needed.

Kevin Lavene had distributed the Strong Room documentation given to him for our Board to review. This was to answer Board questions. They have an insurance policy in place which some Board members would like a copy of their Certificate of Insurance. Charles requested that Kevin Lavene get a current copy of Colorado Management's contract to our Board members, who want to review it. There were questions of how we are insured under Strong Room and if the Board could review the contract between Strong Room and Colorado Management. This is tabled until next month.

Kevin Lavene reported on the Perfect Patch Asphalt Co. Inc. meeting with Steve. This was to get in detail, the work required to do the staircase and handrail. Sharon moved to approve this bid of \$5,830.00 to complete the work. Judie seconded. Passed. Kevin Lavene will talk with George of Emerald Isle Landscaping to block off the area.

Kevin Lavene presented the updated Borne Reserve Study. We still have information that is not corrected. We need a new line item for landscaping in the reserve study. Kevin will work with Borne to redo the figures and not have the reserve amount go below \$500,000.00. Judie moved to have Kevin meet with the Borne Reserve Study person to get corrections made and the study completed. Charles seconded. Passed.

Norma reported our financials. As of June 30, 2015, we have \$704,630.87 in our reserves, \$153,203.18 in our money market, and \$46,607.82 in our Operating Account.

Michele reported delinquencies requesting the waiving of fees as follows:

2862-C W. Long Drive – Charles moved to waive the late and processing fees, along with a reminder sent to the homeowner that payments are due on the first of the month. Norma seconded. Passed.

Kevin Lavene addressed the problem of no contact information for homeowners when large household items are left on the curb. It was suggested, that at our NNO event, we have people fill out a form, with their contact information.

Kevin Lavene reported that our August 2015 newsletter articles will be: our Tuesday, August 4 National Night Out (NNO) party and donations needed for Community food programs for both people and pets, Thank you to our 2015 pool/tennis court pass and key distribution volunteers, speed limit reminder, broken sprinklers, when monthly assessment payments are due, send in resumes for Board positions, upcoming neighborhood events, and parking reminders.

Charles announced that our Board was going into Executive Session at 09:06 PM. Charles and Board members who attended a Mineral Hill update meeting, updated the rest of our Board members about the information received and discussed. Executive session ended at 09:55 PM.

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

Charles moved to adjourn at 09:58 PM. Sharron seconded. Passed.