

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

September 20, 2016

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on September 20, 2016, at 07:08 PM in the Association's clubhouse by the President. Directors present were: Charles Brown, Sharron Dorenkamp, Judie Foster, Ken Ayars, Sharon Malion, Norma Theisen and Michele Jacobus. Our Property Manager Kevin Lavene was present. Four homeowners also attended.

The Secretary noted a quorum was present.

During our Open meeting, there was an update on the Landscape Meeting. It was pointed out that Emerald Isle Landscaping needs some training on how to trim some of the shrubs and bushes. The whole perimeter fence was done at a reduced cost.

The homeowners for 2911-E W. Long Drive did not show up for their scheduled hearing for non-compliance for an ACC violation. Norma moved to fine the homeowners \$50.00 for their non-compliance of the ACC Rules and Regulations. Sharon seconded. Passed.

Judie moved to approve our August 16, 2016 regular meeting minutes as amended. Sharon seconded. Passed.

Kevin Lavene presented the Perfect Pools three-year contract. Norma moved to accept the proposed amount of \$24,950.00 for 2017, with a 2% increase for 2018 and 2019. Charles seconded. Passed. Michele voted no.

Kevin Lavene discussed the Emerald Isle Landscaping snow removal contract. Judie moved to approve the 2016-2017 contract with the attempt by Kevin to try and negotiate a lower increase in snow removal rates. Norma seconded. Passed.

Charles moved to approve our 2015 audit report done by Michele Giometti CPA. Judie seconded. We have a clean audit. Passed.

Charles moved to approve Michele Giometti's 2016 audit proposal for \$2,400.00 plus out of pocket expenses. Norma seconded. Passed.

Kevin Lavene addressed the pool fence and brochure that was tabled last month. Our Board had a discussion. Michele moved to table this until 2017 and implement in the fall after the pool closed. Judie seconded. Passed.

Norma reported our financials. As of August 31, 2016 we have \$611,237.67 in our reserves, \$195,869.40 in the money market and \$43,092.03 in the Operating account. The October 11, 2016 Certificate of Deposit for \$50,000.00 will roll into the money market. There is \$9,095.00 in the clubhouse account. Norma moved to keep \$1,500.00 in the clubhouse account, and write a check for the remaining amounts to RBC Investments to put into the reserve account. Sharon seconded. Passed.

Norma reported the following request for waiving of fees:

3031-A W. Long Court – Judie moved to waive the \$50.00 late fees. Charles seconded. Passed.

For Old business, Michele reported that the garage sale went well. A landscape survey will be done by a drone flying above our neighborhood taking pictures. Charles announced that our Board will be meeting with Burg Simpson Attorney Craig Nuss on Thursday, September 22nd at 1:00 PM.

For New business, Charles moved to approve Nadia Marquez to be on the Clubhouse Committee. Norma seconded. Passed. Charles discussed the planning and agenda for our 2016 Annual meeting, and who is covering what. We have a Board strategic planning and self-study meeting on Saturday, October 22nd at 10:00 AM.

Our Board reviewed the 2017 Budget recommended by our Finance Committee. It was suggested the pool fence be added to reserves as a line item with a \$20,000.00 amount to be slotted in September. Norma moved to adopt the 2017 budget as presented with adding item noted. Michele seconded. Passed.

Kevin Lavene reported our October 2016 newsletter articles will be: our Annual Meeting is Thursday, October 20th at 07:30PM in our Clubhouse, return your proxy if NOT attending, the Board of Director Nominees, Landscape Committee update, USPS mail fraud/theft prevention tips, displaying political signs, leaf removal process, window A/C removal October 31st reminder, personal items behind garages, keep your garage doors closed, rat infestation throughout Colorado, and letter from a neighbor.

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

Charles moved to adjourn at 09:47 PM. Sharron seconded. Passed.