

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

October 15, 2015

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on October 15, 2015, at 09:09 PM in the Association's clubhouse by Sharron Dorenkamp. Directors present were: Charles Brown, Sharron Dorenkamp, Norma Theisen, Sharon Malion, Judie Foster, Michele Jacobus, and Ken Ayars. Our Property Manager Kevin Lavene was present. Some remaining homeowners from our prior Annual Meeting also attended.

Sharron Dorenkamp noted a quorum was present.

Sharron Dorenkamp started the meeting by nominating Charles Brown for President. Norma seconded. Passed.

Sharron Dorenkamp turned the Board Meeting over to the President, Charles Brown.

Charles nominated Judie Foster for Vice President. Sharon seconded. Passed.

Charles nominated Sharron Dorenkamp for Secretary, Norma seconded. Passed.

Michele nominated Norma Theisen for Treasurer. Judie seconded. Passed.

There was no Open Meeting because homeowners spoke at our Annual Meeting earlier.

Judie moved to approve the regular meeting September 15, 2015 minutes as written. Sharon seconded. Passed.

Kevin Lavene discussed the Emerald Isle Landscaping proposal of \$3,600.00 to clean all of the light posts throughout our Community. Our Board had a discussion if this was a good time to schedule this. Sharon moved to table this contract until spring. Norma seconded. Passed.

Kevin Lavene presented the Emerald Isle Landscaping proposal of \$2,385.00 to plant fall flowers throughout the Community. Charles moved to reject this proposal because it's too late to plant. Michele seconded. Passed. These need to be planted earlier in the season, or intermingled with earlier planting.

Kevin Lavene presented the Emerald Isle Landscaping proposal of \$40,690.00 to remove the 2nd half of the Community's dead plant material. The first half bid is already approved. Charles moved to approve this. Sharon seconded. Passed.

Kevin Lavene distributed the three bids for the Mineral Hill drains work to be done. We will wait on this until we get more information from our meeting with Craig Nuss of Burg Simpson and Gary Masterman of Professional Geotechnical Consultants on Friday October 23, 2015 at 10:30 AM.

Norma reported our financials. As of September 30, 2015 we have \$687,859.87 in reserves, \$154,239.90 in the money market, and \$17,174.53 in our Operating Account.

Michele reported a delinquency requesting the waiving of fees, as follows:

2921-G W. Long Drive – Michele moved to deny the waving of late and processing fees.
Charles seconded. Passed.

For Old business, Charles updated our Board that a new railing was installed for the concrete steps at 2878 W. Long Circle at a cost of \$1,150.00. This was done by Perfect Patch Asphalt, Inc. and was necessary for safety reasons.

Our new bookkeeping company, Advanced Property Management, lists a requirement that we open an account for processing payment of our bills. Charles moved to approve opening a bank account with First National Bank, Centennial, Colorado with Charles Brown (President), Judie Foster (Vice President), Sharron Dorenkamp (Secretary), Norma Theisen (Treasurer), Sharon Malion (Director), Michele Jacobus (Director), and Ken Ayars (Director), who will be on the signature card with First National Bank and that Advanced Property Management will have access to the account via online and for EFT submittals. Sharron seconded. Passed. Advanced Property Management will not be a signer nor have access to the funds or ability to transfer funds.

Charles informed our Board of the water run off pan required at 3008 W. Long Dr. Perfect Patch Asphalt, Inc. included with some other work in the area. This is needed so water does not flow backward toward the unit. Our Board members should look at it before the November meeting, when we address this. Maybe add cobble to make even so there is no drop down and to differentiate between the drain and sidewalk.

Norma moved to approve adding Mary Ann Brown and Cathy Armstrong to serve on the Landscape Committee. Judie seconded. Passed.

Kevin Lavene reported that our November 2015 newsletter articles will be: Letter from our President, Assessment rate increase to \$130.00 per month effective January 1, 2016, New Bookkeeping company, dead plant removal, Annual meeting notes, reminder to remove window A/C by October 31, 2015, leaf removal process, snow removal policy, removal of flower planters, our Property Manager's annual report for 2015, and letter from a neighbor, if room.

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

Charles moved to adjourn at 10:44 PM. Sharron seconded. Passed.