

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
November 9, 2016 - 7:00 PM
Citywide Bank

MINUTES

Board members present: Casey Funk, Reese Jameson, Jack Green, Robert Finkelmeier, Patrick Morgan, Bob Engel, Bob Feldman; Absent: Fred Jorgensen, Jay Simonson, Don Werner, and Jim Burkholder.

Visitors: Richard Chism, 3702 S Newport Way.

1. Casey Funk called the meeting to order at 7:02 PM and declared a quorum present.
2. The Board reviewed the October 12, 2016 Board Minutes. Motion to approve the October 12, 2016 Minutes by Robert Finkelmeier, seconded by Jack Green, unanimously approved (reference “10.12.16 Board Minutes-approved”).
3. President’s Report – No report.
4. Visitors – Richard Chism – Mr. Chism is working with his insurance company about damage to his roof and siding from the recent hail storm. The insurance company wants to replace only the siding that was damaged in the storm. The replaced siding will not match the original siding. Mr. Chism requested a letter from the Board stating that the siding for the home needs to match all the way around, requiring the insurance company to replace all the siding, not just the damaged portion. Casey Funk said he would write a letter stating the siding needs to match for the entire home (reference “2016-11-10 (Chism) 3702 S Newport Way Siding denial”).
5. Southmoor School Report – No report.
6. Information items
 - a. Poplar Ambiguities: 3574 and 3584 S Poplar – These 2 homes opted out of SPEHA when the covenants were updated as there was some uncertainty in the language of the original covenants as to whether these 2 homes were part of SPEHA. 3574 S Poplar put on an asphalt tile roof. Casey Funk will look further into the Poplar Ambiguities.
 - b. VRBO update – No report.
 - c. Annual meeting: January 18, 2017 – Casey Funk announced the SPEHA Annual Meeting will be Wednesday, January 18, 2017, at Southmoor Elementary. Casey has confirmed the date and reserved a room with Ms. Compoz, Southmoor Principal. Casey also reported that Southmoor Elementary needs a new roof. Ms. Compoz has been somewhat evasive about the type of roofing material DPS and Southmoor will use. There is concern that they will replace the current shake roof with an asphalt roof.
 - d. 4079 S Niagara (Nathan) – The Nathans were preparing to put on an asphalt tile roof. Jay Simonson talked to them and made them aware of the SPEHA roofing covenants. Casey Funk sent them a “cease and desist” letter (reference “2016-10-27 Cease and Desist (Nathan) 4079 S Niagara Way”). The Nathans said they were unaware of the SPEHA roofing covenants and were only following their insurance company’s advice. They agreed to stop the asphalt roof and choose an acceptable roofing material. The asphalt tiles remained on their upper roof for several weeks but were eventually removed. The Nathans have not requested roofing material for their home as of this date.

e. 4154 S Oneida St – Erb – fence replacement and enlargement – The Erb’s contacted Casey Funk about replacing their fence and at the same time moving their south fence out 4’ – 5’ toward Eastmoor Dr., thus enlarging their backyard. Casey asked them to submit a written request with plans. They have not followed up. Jack Green expressed concern about moving the south fence out and compromising the line of sight on Eastmoor Dr.

7. Action Items

a. Roof Ratifications: All roofs approved since last Board meeting identified on Exhibit A. Motion to ratify all previously approved roofs by e-mail on Exhibit A 11.9.16 by Reese Jameson, seconded by Bob Feldman, unanimously approved (reference “Exhibit A 11.9.16”).

b. Miscellaneous Ratifications:

1) Legal fee Ratification: \$794.00 - Motion to ratify \$794.00 spent for legal expenses year-to-date by Reese Jameson, seconded by Bob Engle, unanimously approved.

2) Fireball Creative: \$81.95 - Motion to ratify \$81.95 to Fireball Creative for web administration-update to website and Webpress update by Patrick Engle, seconded by Bob Engle, unanimously approved (reference “Inv_2158_from_Tracy_Fagan_LLC_3900”).

c. Roof Approvals: Motion to approve the following four (4) roofs by Patrick Morgan, seconded by Jack Green, unanimously approved:

1) 3946 S Magnolia Way (Howell), Decra Shake XD, Pinnacle grey color (reference “2016-11-10 (Howell) 3946 S Magnolia Way approval”);

2) 6540 E Mansfield Ave (Burns), Steel Rock, Shake, Cedar color (reference “2016-11-10 (Burns) 6540 E Mansfield Ave approved”);

3) 3752 S Newport Way (Boblaskey), Boral cement tile, Saxony Slate, Teton color (reference “2016-11-10 (Boblasky) 3752 S Newport Way”); and

4) 3685 S Oneida Way (Burns), Boral cement tile, Saxony Slate, Black Canyon color (reference “2016-11-10 (Samuels) 3685 S Oneida Way”).

d. Miscellaneous Approvals:

1) D&O Insurance: \$1,017.00 and General Liability Insurance: \$1,724.00 - Motion to approve \$1,017.00 for D&O Insurance and \$1724.00 for General Liability Insurance by Bob Engle, seconded by Patrick Morgan, unanimously approved (reference “Proposal Southmoor Park East Homeowners Association”, “Package renewal”, and “Southm D & O quote”).

2) Legal fee authorization: Not to exceed \$1500.00 - Motion to approve the expenditure of not more than \$1,500.00 for the year 2016 for legal services by Reese Jameson, seconded by Patrick Morgan, unanimously approved (reference “10.12.16 Board Minutes-approved”).

3) DJB Business Services Agreement - Motion to approve an agreement between the SPEHA Board and DJB Business Services for a bookkeeper and services set forth in the agreement by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference “DJB Business Services Agreement - SPEHA - 101616”).

4) SPEHA Policy revisions - Motion to approve the revisions made to the Association Policies by Robert Finkelmeier, seconded by Bob Engle, unanimously approved (reference “2016-11-09_SPEHA Policies”).

5) 4041 S Narcissus Way (Wilson) fence replacement - Motion to approve Steve Wilson’s request to replace and install a 6-foot cedar wood fence at 4041 S Narcissus Way per plans submitted to the Board on or about November 7, 2016 by Robert Finkelmeier, seconded by Bob Engle, unanimously approved (reference “4041 S Narcissus way (Wilson) - narcissus fence work”, “4041 S Narcissus - Wilson fence plans”, “4041 S Narcissus - Wilson - Fence- Signatures”, and “2016-11-10 (Wilson) 4041 S Narcissus Way approval”).

8. Treasurer’s Report: Review of the financial attachments – Jack Green reported SPEHA has a balance of \$102,441.54 (reference “SPEHA Balance Sheet 103116”) as of October 31, 2016. There are 36 unpaid neighbors with a balance of \$4,239.50 (reference “SPEHA Unpaid Dues Report - 103116”).

Jack Green reported the Board has adequate cash on hand to meet current expected expenditures to the end of 2016.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Robert Finkelmeier announced it’s time to submit articles for the January 2017 Newsletter.

10. Parks & Neighborhood (Green) – No report.

11. Traffic & Safety (Morgan, Finkelmeier) – No report.

12. Website Report (Finkelmeier) – The SPEHA website is being updated to reflect the updated Association Policies (see 7-d-4 above).

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues;

a. 4022 S Olive St – Servants of Christ Jesus, Inc. – update - Casey Funk requested and received in early October a copy of the application and supporting documents that were filed in August by the Servants of Christ Jesus, Inc., 4022 S Olive, with the City of Denver. The City of Denver will decide whether four to six unrelated males may live in the same home at 4022 S. Olive St. without a public hearing or input (reference “4022 S Olive St Use app 8.30.2016”, “4022 S Olive St other documents”, and “4022 S Olive St Narrative”). The City is supposed to act by October 31, 2016. (Casey Funk received notification on November 14, 2016, that the City granted an administrative adjustment to the Servants of Christ Jesus, Inc. to allow up to six unrelated adults to live at 4022 S Olive (reference “Fwd_ 4022 S. Olive Street-Administrative Adjustment Findings and Permit”, “SKMBT_C45416111417510”, and “4022 S. Olive-Zoning Permit-11.14.16”).

b. 3617 S Pontiac Way – various chronic complaints – update – No report.

c. 7155 E Princeton Ave (Tarrant) – property upkeep complaint – Casey Funk received a property upkeep complaint about 7155 E Princeton from a neighbor. It does appear this house has some front yard issues — the grass is yellow and dried out, a few weeds are higher than 6”, some bushes close to the house need to be trimmed, the mailbox looks like it is about to fall over and leans towards the street, and the trashcan was in front of the garage door. However, Bob Engle talked with the complaining neighbor and determined the real problem is a juniper bush that is overgrown onto his property. The Board feels the complaining neighbor should just trim the juniper bush back to his property line.

d. 7101 E Oxford Ave (Watkins) – property upkeep update – Bob Engle talked with a handyman/contractor, Steve Parrish, that is doing some work on 7101 E Oxford – painted the garage doors, rebuilding the fence, painting the exterior, etc. Mr. Parrish indicated that Rachel Watson may be motivated to sell the home and move to a northern suburb. Mr. Parrish is interested in buying and flipping the home. Bob encouraged Mr. Parrish to pursue his plan.

***e. 3102 S Peach – The owners took down their fence while mitigating a drainage issue which exposed a shed with a non-compliant roof. Casey Funk will send the owners a letter about their shed roof.

f. 3611 S Newport (Hutchins) – Patrick Morgan reported that the home at 3611 S Newport has a roof that is in poor condition and has a piece of plywood covering a portion of the roof over the entry way as well as a trailer which has been parked in the drive for a period of time. The home has been in foreclosure since 2011.

15. Old Business – No report.

16. New Business – Casey Fun announced he will be traveling November 16 – December 4. Contact Fred Jorgensen, Vice-President, in his absence.

17. Adjournment - Motion to adjourn the meeting at 8:12 PM by Reese Jameson, seconded by Bob Finkelmeier, unanimously approved.

Next meeting: Wednesday, December 14, 2016