

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
December 14, 2016 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchell, 3650 S Pontiac Way; Bill Lee, 7070 E. Oxford Ave; and Zsolt Silberer, 3776 S Magnolia Way.

1. Casey Funk called the meeting to order at 7:04 PM and declared a quorum present.
2. The Board reviewed the November 9, 2016 Board Minutes. Motion to approve the November 9, 2016 Minutes by Robert Engel, seconded by Don Werner, unanimously approved (reference "11.9.16 Board Minutes-approved").

3. President's Report – No report.

4. Visitors

a) Nancy Mitchell

1) Ms. Mitchell is interested in security in the neighborhood. The issue was discussed. The Board feels the only way to provide periodic security patrols is to raise dues in order to protect the "war chest" the Board has painstakingly saved over the years. The issue of increasing the yearly dues will be included as a proxy with Annual Meeting notice and discussed at the Annual Meeting.

2) Ms. Mitchell is concerned about rental homes in SPEHA. The Board has no authority over owner's who choose to lease their home on a long-term basis. There are currently at least two (2) short-term rentals (STR) in the neighborhood. STR's in Denver need a license from the City. The Board feels STR's may violate SPEHA Covenants which restrict homes to "single family" use and prohibits homes being used for business activity. One issue of STR's is being rented for short periods of time with heavy marijuana use. The Board is working on a STR policy for the neighborhood.

b) Zsolt Silberer and Nellie Viveiros (not present) requested approval for a second story addition to their home at 3776 S Magnolia Way. Mr. Silberer submitted extensive blue print drawings to the Board which were reviewed by Michael Gengler, Architectural Review. Mr. Gengler recommended the Board approve the request (reference "SPEHA_3776SMagnolia Way"). Mr. Silberer submitted neighbors' approval. Motion to approve the Silberer/Viveiros request to add a second story to their home at 3776 S Magnolia Way per the submitted blue print plans subject to

submitting a separate roofing material request for approval by Jack Green, seconded by Robert Engel, unanimously approved.

5. Southmoor School Report – No report.

6. Information items: Security concerns – There have been several on-street/driveway auto break-ins in the neighborhood recently. The thefts provoked quite a bit of discussion on NextDoor regarding security in the neighborhood, especially about the Board providing security patrols. Only one person contacted the Board directly regarding security issues and the possibility of raising dues to pay for security patrols (reference “FW_ Submit News from Website”). Bob Finkelmeier responded to the individual that security concerns would be discussed at the meeting and invited him to attend. He chose not to attend.

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 12.14.16 mtg” by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference “Exhibit A 12.14.16 mtg”).

b. Miscellaneous Approvals: 3776 S Magnolia Way (Viveiros) – second story addition – see 4-b above.

8. Treasurer’s Report: Review of the financial attachments – Jack Green reported SPEHA has a balance of \$102,455.62 (reference “SPEHA Balance Sheet 113016”) as of November 30, 2016. There are 581 paid and 36 unpaid neighbors with a balance of \$4,239.50 (reference “SPEHA Unpaid Dues Report 120416”).

Jack Green reported a CD (\$11,086) at UMB matured on 12/14/16. He suggested allowing the CD to roll over for another 21-month period. The Board concurred.

9. Newsletter & Bulletins (Finkelmeier, Funk) – No report.

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

11. Traffic & Safety (Morgan, Finkelmeier) – Robert Finkelmeier reported the Police are leaving NextDoor and will communicate through PocketGov. There is a very low crime rate in our neighborhood.

In order to connect with our community in a more proactive way, Denver Police District 3 will be leaving Facebook and NextDoor. They will be moving to DPD’s Virtual Neighborhood – a feature of Denver’s PocketGov. By using DPD’s Virtual Neighborhood, citizens will be able to connect with an officer and get news that matters to them and their family!

You can sign up today by visiting pocketgov.org/police, please take a moment to view the informational video.

<https://youtu.be/jsbIlmI73L0>

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 4022 S Olive St – Servants of Christ Jesus, Inc. – update – Fred Jorgensen talked with Board attorney, Peter Muccio. Mr. Muccio suggested not appealing the ruling by the City by the November 29 deadline, as there would be a very small chance of obtaining a reversal. Rather, he suggested, keeping an eye on possible violations (too many cars, too many people, too many large gatherings, church services, etc.). Casey will voice the Board’s concerns in a letter to the City. He will also ask Mr. Muccio about enforcing SPEHA Covenants against the home.

b. 3617 S Pontiac Way – various chronic complaints – update.

c. 7101 E Oxford Ave (Watkins) – property upkeep update – There is the possibility that Ms. Watson may sell her home by the end of January 2017 to a contractor who will fix it up for resale.

d. 6631 and 6641 Ithaca Pl (EM Remodeling LLC) – A developer, EM Remodeling LLC, is fixing up the duplexes at 6631 and 6641 Ithaca Pl for resale. He has constructed the framework for a fence between the 2 driveways. Casey will write a cease and desist letter and ask the developer to contact the Board before proceeding with the fence (reference “2016-12-15 Cease and Desist 6631 E Ithaca Pl”).

e. 3702 S Newport Way (Chism) – Mr. Chism is once again parking his large pickup in his backyard (reference “3702 S Newport Way.jpeg”).

15. Old Business – Jack Green mentioned seeing the very large “treehouse” under construction at the corner of Mansfield and Newport.

16. New Business – No report.

17. Adjournment - Motion to adjourn the meeting at 8:33 PM by Bob Engel, seconded by Patrick Morgan, unanimously approved.

Next meeting: Regular Meeting: Wednesday, January 11, 2017

Annual Meeting: Wednesday, January 18, 2017

Exhibit A

December 14, 2016 Meeting

Owner	Address	Roof material
Stich	3954 S Peach Way	Boral cement tile, Saxony Slate, Black Canyon.
Chapin	4074 S Oneida St	Gerard, Canyon Shake, Timberwood or Country Blend
Sturtevant	3695 S Oneida Way	Decra, Shake, Charcoal or Shadowood
Hugo	3618 S Narcissus Way	Boral concrete tile, Saxony Shake, Western Trail
Engel	6700 E Mansfield	Decra ,Shake XD, Pinnacle Grey
Baller	3962 S Magnolia Way	Decra, Shake XD, Pinnacle Grey
Van Abbema	7065 E Princeton Ave	Decra, Shake, Shadowood
Van Abbema	3664 S Oneida Way	Decra, Shake, Shadowood
Berry	3716 S Magnolia Way	Davinci, Bellaforte Shake, Mountain
Toebben	4132 S Newport Way	Decra, Shake XD, Pinnacle Grey
Kelly	6565 E Mansfield Ave	Gerard, Canyon Shake, Timberwood
Kany	4134 S Oneida St	Gerard, Canyon Shake, Windsor
Gabriel	3921 S Narcissus Way	Davinci, Multi-width shake, Chesapeake
May	3925 S Niagara way	Davinci, Bellaforte Shake, Slate
Stewart	3724 S Poplar St	Decra, Mediterranean Tile, Chestnut
Barsotti	3842 S Newport Way	Boral concrete tile, Shake, Western Trail
Vollbracht	3941 S Magnolia Way	Bartile concrete tile, Shake, Split Timer Ruffcut
Williams	3851 S Narcissus Way	Boral concrete tile, Saxony Shake, Black Canyon
Sugar Spots LLC	3835 S Niagara Way	SteelRock, Pacific Shake, Weathered Timber
Becker	4090 S Narcissus Way	Gerard, Canyon Shake, Country Blend

Miller	4024 S Oneida St	Davinci, Bellaforte Shake, Tahoe
Hegarty	4014 S Oneida St	Gerard, Canyon Shake, Timberwood
Walsh	6542 E Ithaca Pl	DaVinci, Bellaforte Shake, Tahoe Variblend