

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
February 8, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Sam & Marcia Latkia, 3917 S Peach; Stan Wolfson, 3947 S Peach; Nancy Mitchell, 3650 S Pontiac Way; Susan Lee, 7070 E Oxford, Jill Mant, 3937 S Peach, Lori Lee, 4053 S Olive.

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum with 10 Board members present.

2. The Board reviewed the January 11, 2017 Board Minutes. Motion to approve the January 11, 2017 Minutes by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference "1.11.17 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors

a. Stan Wolfson (3947 S Peach Way) – Stan Wolfson requested approval to build a fence enclosure to hide his trash and recycling bins (reference "3947 S Peach Way (Wolfson) - trash bin fence enclosure" and "3947 S Peach-Wolfson fence enclosure.pdf"). Per his submitted drawing, the enclosure will extend in front of the side of his home which is not allowed under the Covenants. Mr. Wolfson will re-consider the placement of his enclosure and re-submit his request. Casey Funk also mentioned Mr. Wolfson will need approval from his Sans Souci Association in addition to SPEHA.

b. Sam & Marcia Latkia, 3917 S Peach – The Latkias attended in support of Mr. Wolfson's fence enclosure request.

c. Nancy Mitchell, 3650 S Pontiac – Ms. Mitchell attended as an interested resident.

d. Susan Lee, 7070 E Oxford – Ms. Lee attended as an interested resident.

e. Jill Mant, 3937 S Peach - Ms. Mant attended as an interested resident.

f. Lori Lee, 4053 S Olive - Ms. Lee attended as an interested resident.

5. Southmoor School Report – Bob Feldman reported Southmoor ES may be getting a new roof, and Sarina Compoz, Principal, will get in touch Bob about the new roof.

6. Information items:

a. Minutes added to website – discussion – A SPEHA neighbor brought up at the 2017 Annual Meeting that monthly Board meeting minutes are not posted on the SPEHA website. Casey Funk checked with Peter Muccio, Board attorney, about posting Board minutes. Mr. Muccio had no objection provided that only approved minutes should be posted. Casey will forward the past 6 months approved minutes to Bob Finkelmeier to post on the website. Only the previous 6 month minute's need to be posted.

b. Kendra's neighborhood meetings – District 4 City Councilwoman Kendra Black is hosting a meeting for HOA representatives at her office, 3540 S Poplar St #102. Casey Funk plans to attend the Wednesday, February 15th breakfast meeting. Ms. Black is also hosting lunch and dinner meetings. Cece Cohan volunteered to attend one of the meetings. Stephen Rohs encouraged Board members to get involved on one of Councilwoman Black's Visioning Committees - Mobility & Streetscaping, Restaurants & Retail, Arts & Culture, and Parks, Trails & Golf.

c. Southmoor Park Filing No. 3 Map – Bob Engel found a map of Southmoor Park Filing 3 in his files, and Casey Funk laminated the map. Bob later found a map of Southmoor Park Filing 4 which he will bring to a Board meeting.

d. Update on Proxy votes to increase dues – 170 Proxies have been received – 129 voted yes (76%), 41 voted no (24%) on the dues increase question (reference "Proxy votes 2.8.17.docx"). A few more proxies have come in but have not been counted yet. The Board discussed whether to go forward with trying to obtain 60% of SPEHA homes to approve the dues increase. An e-mail blast was suggested, and Board members will most likely need to walk the neighborhood at some point. Stephen Rohs thinks the Board needs to have better communication with residents, communicate why a dues increase is needed and what the increased dues will be used for, and that the Board may need a larger "war chest". Stephen also felt the Board should have allowed more time at the Annual Meeting to answer residents' questions and felt questions were cut off or not answered regarding the dues increase. Lori Lee suggested it's the Board's way or the highway, and the Board needs to show more kindness and be more welcoming. Motion to approve the Board going forward in obtaining the necessary 60% of SPEHA homes in support of the annual dues increase by Bob Engel, seconded by Robert Finkelmeier, unanimously approved.

7. Action Items

a. Roof Ratifications: Motion to ratify the following previously e-mail approved roofs by Fred Jorgensen, seconded by Don Werner, unanimously approved:

- 1) 4014 S Niagara Way (Stathopulos) Boral Cement tile, Flat, Black Canyon (reference “2017-01-19 (Stathopulos) 4014 S Niagara Way approval.pdf”);
- 2) 6600 E Mansfield Ave (Smith) Davinci, Bellaforte Shake, Autumn Blend (reference “2017-01-28 (Smith) 6600 E Mansfield Ave approve.pdf”);
- 3) 3961 S Narcissus Way (Roben) Decra, Shake XD, Pinnacle Grey (reference “2017-01-29 (Roben) 3961 S Narcissus Way approved.pdf”);
- 4) 4125 S Oneida St (Potter) Gerard, Canyon Shake, Rockies Blend (reference “2017-01-28 (Potter) 4125 S Oneida St approved.pdf”);
- 5) 3924 S Oneida St (Levitch) Gerard, Canyon Shake, Timberwood (reference “2017-01-28 (Levitch) 3924 S Oneida St approved.pdf”); and
- 6) 3950 S Narcissus (Colin), Decra, Shake XD, Weathered Timber (reference “2017-01-28 (Colin) 3950 S Narcissus Way approved.pdf”).

b. Miscellaneous Approvals:

- 1) 7194 E Jarvis Pl (Dezen) Fence replacement – Mr. Dezen requested approval for a standard cedar, 6 ft. high, 3 horizontal rails with flat top, about 100 to 120 feet long to replace an existing fence (reference “7194 E Jarvis Pl (Dezen) Fence Replacement”). The replacement fence would be installed within his property line and in front of the existing fence. Bob Feldman feels the current fence is adequate and does not need to be replaced at this time. Motion to approve a standard cedar, 6 ft. high, 3 horizontal rails with flat top, about 100 to 120 feet long to replace an existing fence at 7194 E Jarvis Pl by Stephen Rohs, seconded by Reese Jameson. The motion carried on a 9 – 1 vote; Bob Feldman voted no.
- 2) 3947 S Peach Way (Wolfson) fence approval – see 4-a above.
- 3) 3622 S Peach Way (Werner) Decra, Shake, Antique Chestnut - Motion to approve a Decra, Shake, Antique Chestnut roof for Don Werner at 3633 S Peach Way by Reese Jameson, seconded by Patrick Morgan, unanimously approved (reference “2017-02-10 (Werner) 3622 S Peach Way approval.pdf”).
- 4) 4017 S Newport Way (Rivera) Decra, Shake, Shadowood - Motion to approve a Decra, Shake, Shadowood roof for Kim Rivera at 4017 S Newport Way by Reese Jameson,

seconded by Bob Engel, unanimously approved (reference “2017-02-10 (Rivera) 4017 S Newport Way approval.pdf”).

8. Treasurer’s Report: Review of the financial attachments – Jack Green was absent. SPEHA has a balance of \$106,927.70 (reference “SPEHA Balance Sheet 013117.pdf”) as of January 31, 2017. 333 SPEHA homeowners have paid their 2017 dues; 284 are unpaid.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Lori Lee stated she feels the language in the Newsletters is condescending to the residents. Stephen Rohs agreed and thinks the verbiage in it is disrespectful and that the Board is seen as negative. Casey said the Board would publish a Newsletter within the next couple of months and asked Stephen to edit the Newsletter to make it more positive; he agreed.

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

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

12. Website Report (Finkelmeier) – Robert Finkelmeier reported he would update the SPEHA website with tabs to make it more user friendly, especially with the addition of the monthly minutes.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 3617 S Pontiac Way – Kreutter letter – response – Jim Kreutter wrote the Board a letter on or about January 18, 2017 (reference “2017-01-18 Kreutter letter.pdf”). Casey Funk will prepare a response and circulate it to the Board.

b. 7101 E Oxford Ave (Watkins) – property upkeep update – Bob Engel reported that a real estate client is making an offer to purchase the property at 7101 E Oxford Ave with a possible closing date of February 28, 2017. However, the success of the transaction is dependent on the Board forgiving the approximately \$30,000.00 in fines that have been accruing since July 9, 2015 at \$50.00/day (reference “Findings Notice of Violation 7101 E Oxford Ave.docx”). Motion to abate the approximately \$30,000.00 in fines that have been accruing since July 9, 2015 at \$50.00/day on 7101 E Oxford Ave so long as the sale of the home closes on or before February 28, 2017 by Reese Jameson, seconded by Don Werner. Motion was approved on a 9 – 0 – 1 vote (Bob Engel abstained).

c. 3672 S Newport Way (Lande) - roof complaint update – Casey Funk will write a letter approving the improvement made to the flashing on the roof cap at 3672 S Newport Way (reference “RE_ Roof cap at 3672 S. Newport Way”).

d. 4124 S Niagara Way (Whisenhunt) – 8’ fence request and extension – The Whisenhunts at 4124 S Niagara Way (corner of Niagara & Monaco) made a request to move their current fence west to the sidewalk along Monaco and raise the height to 8’. The Whisenhunts are currently asking the City for a variance to build an 8’ fence. No action was taken.

15. Old Business – 6631/6641 E Ithaca Pl - Alex Ragl, Encore Homes/EM Remodeling LLC, requested approval to build a “landscape fence” between the driveways at 6631 and 6641 E Ithaca Pl (reference “6631/6641 Ithaca landscape fence request”) at the January 11, 2017 Board meeting. His request was denied. An approximate 3’ - 4’ tall solid fence has been constructed between the two driveways that extends from the wall of the house out approximately 6’.

16. New Business

a. Information Collection – Stephen Rohs wanted to know more about and discuss how the Board collects information from SPEHA residents and then reacts to the needs and wants of the neighborhood. He feels a survey (possibly through Survey Monkey) would garner some much-needed information about the needs and wants of the neighborhood. Stephen offered to come up with a draft survey.

b. Bylaws – Stephen Rohs wanted to know when was the last time the Covenants/bylaws were amended and why. The Covenants were re-stated and amended in October 2011 when the four (4) separate SPEHA filings were combined into one document. The four (4) covenants were due to start expiring over a period of years eventually leaving SPEHA with no covenants. It takes a vote of 66% of the homes to change/update the Covenants. The Bylaws were updated and amended in 2012 to take into account the 2011 amended and restated covenants.

c. New family information – Stephen Rohs wanted to know if the Board has a list of all new families that have moved into the neighborhood. Dan Beck, SPEHA Bookkeeper, currently keeps up with new owners. Casey Funk stated a SPEHA resident used to deliver a welcome package to new neighbors, but it has been years since this has taken place. Stephen suggested some sort of welcome information letter/packet (Board meetings’ time/place, SPEHA website, Covenants, picnic, asking new neighbors for their contact/e-mail/phone info, etc.) might be appropriate to welcome them to the neighborhood. The Board agreed.

17. Adjournment - Motion to adjourn the meeting at 8:39 PM by Bob Engel, seconded by Reese Jameson, unanimously approved.

Next meeting: Wednesday, March 8, 2017