

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

MINUTES

Board members present: Casey Funk, Fred Jorgensen, Reese Jameson, Jack Green, Robert Finkelmeier, Jay Simonson, Patrick Morgan, Bob Engel, Don Werner, Jim Burkholder, Bob Feldman, Cecile Cohan, Stephen Rohs; Absent: none.

Visitors: Chris Lee, 4053 S Olive St; Bill Lee, 7070 E Oxford Ave,

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum with 13 Board members present.
2. The Board reviewed the February 8, 2017 Board Minutes. Motion to approve the February 8, 2017 Minutes as amended with Robert Engel abstaining from the vote to abate the approximately \$30,000.00 in fines on 7101 E Oxford Ave (13-b) by Fred Jorgensen, seconded by Robert Finkelmeier, unanimously approved (reference "2.8.17 Board Minutes-approved.docx").
3. President's Report – Casey Funk met with District 4 Councilwoman Kendra Black twice last month. He attended an HOA representative's breakfast meeting on February 15. He met again with Ms. Black and others at the Kennedy Golf Course on March 7 to discuss revitalizing the Kennedy Golf Course clubhouse with the possible addition of a beer garden. The hope with the addition of a beer garden is to draw more customers to the clubhouse. It will be at least a year before the beer garden could open.
4. Visitors – Chris Lee and Bill Lee attended as interested residents.
5. Southmoor School Report – No report.
6. Information items
 - a. Minutes added to website – status report – Robert Finkelmeier reported the SPEHA website is being refurbished and the past 6 months of Minutes will be added.
 - b. Proxy votes to increase dues – further discussion – Casey Funk reported there are 143 yes votes to increase the dues and 48 no votes (reference "Proxy votes-3.8.17.docx"). More ballots have come in and need to be added to this tally.
 - c. Survey status report – Stephen Rohs reported he has a group that will go door-to-door to get email addresses for as many SPEHA homes as possible and ascertain those homes who do not have access to email at this time. He will have a first draft of neighborhood questions for the Board to review at the April 12, 2017 meeting.
 - d. Facebook page – discussion – Stephen Rohs proposed developing a SPEHA Facebook page for SPEHA residents only. CC Cohan asked who would monitor it to keep the discussions amiable. Someone will administer the site, which will have a set of guidelines. The administrator will remove any comments that do not fall within the guidelines. The site would be used for the betterment of SPEHA and to discuss issues within the neighborhood. Stephen feels the Facebook page is needed because there is not enough discussion/dialog between the Board and residents. Chris Lee offered that the site would need to be kept up-to-date. The Board will discuss implementing a SPEHA Facebook page at the April 12, 2017 meeting.
7. Action Items

a. Roof Ratifications - Motion to ratify the following previously e-mail approved roofs by Reese Jameson, seconded by Jack Green, unanimously approved:

- 1) 6700 Eastmoor Dr. (Melander), Davinci, Bellaforte Shake, Tahoe Variblend
- 2) 3611 S Newport way (Hutchins), Davinci, Multi Width Shake, Autumn
- 3) 3816 S Magnolia Way (Olene), CeDur, Shake, Walden
- 4) 3785 S Niagara Way (Sandstrom), Gerard, Canyon Shake, Cyprus
- 5) 3934 S Oneida St (Whitaker), Gerard, Barrel Vault, Charcoal
- 6) 6540 E Mansfield Ave (Burns), Roser stone coated steel, Shake, Walnut color
- 7) 3961 S Narcissus Way (Roben), Decra, Shake XD, Pinnacle Grey
- 8) 3881 S Magnolia Way (Vinci), Decra, Shake or Shake XD, Chestnut

b. Miscellaneous Ratifications:

- 1) 7194 E Jarvis Pl (Dezen) Fence replacement - Motion to approve a standard cedar, 6 ft. high, 3 horizontal rails with flat top fence along the west boundary (~70') and north boundary (~16', including a gate) to replace an existing fence at 7194 E Jarvis Pl by Don Werner, seconded by CC Cohan, unanimously approved ("Re_ 7194 E. Jarvis Pl. (Dezen) Fence segment replacement request-2.").
- 2) 3716 S Magnolia Way (Berry) Fence – The Berry’s fence request at 3716 S Magnolia Way was approved by email vote. However, the installation of the fence differed slightly from the sketch submitted by the Berry’s. The Board tabled ratification of the approval until the April 12, 2017 meeting (“3716 S Magnolia - Berry fence sketch.JPG” and “2017-02-20 (Berry) 3716 S Magnolia Way fence approval.pdf”).

c. Miscellaneous Approvals:

- 1) 3960 S Narcissus Way (Chang) Gerard, Barrel Vault, Barcelona - Motion to approve a Gerard, Barrel Vault, Barcelona roof at 3960 S Narcissus Way (Chang) by Don Werner, seconded by Jim Burkeholder. Motion carried on a 12 – 1 vote; Bob Engel voted no.
- 2) 3740 S Narcissus Way (Hendelman) shed request 8’x7’ composite resin – Troy and Olivia requested Board feedback on a Shop Suncast resin composite shed they are considering (reference “Shed for 3740 S. Narcissus Way (Hendelman)” and “3740 S Narcissus (Hendelman) Shop Suncast resin composite shed .jpg”). The Board has previously not approved resin composite sheds in SPEHA. There was no motion to approve the Hendelman’s request.

d. Hearing - 3702 S Newport (Chism) – Truck stored in backyard – Casey Funk received complaint and notified Mr. Chism that the Board would hold a hearing regarding the storage of the truck in the back yard. Casey received a letter dated March 7, 2017 (reference “Letter to Casey Funk 3-7-2017 (Chisms).pdf”) from Mr. Steven G. York (Dworkin, Chambers, Williams, York, Benson & Evans, P.C.), an attorney representing Rick and Kim Chism. Casey tabled the Chism hearing and referred Mr. York’s letter to the Peter Muccio, SPEHA Board attorney. Mr. Muccio will review Mr. York’s letter and report back to the Board. Mr. Muccio will communicate exclusively with Mr. York on the Board’s behalf.

8. Treasurer’s Report: Review of the financial attachments – Jack Green reported SPEHA has a balance of \$109,260.20 (reference “SPEHA Balance Sheet 022817.pdf”) as of February 28, 2017. 438 SPEHA homeowners have paid their 2017 dues; 179 are unpaid. Homeowner dues are due by April 1, 2017. SPEHA has approximately \$20,000 in our checking account, which is enough to cover 2017 expenses but not enough to consider a new CD. The budget may look like there is a \$2,500 surplus but with increased insurance premiums, increased newsletter costs, etc., the budget is probably balanced. The Board will probably not be able to add to the “war chest” for the 3rd or 4th year in a row. Jack filed 2016 SPEHA income tax returns (reference “2016 US Corp Income Tax Return Form 1120.pdf” and “2016 CO C Corp Income Tax Form 112.pdf”).

9. Newsletter & Bulletins (Finkelmeier, Funk) – Casey will work on the next Newsletter. Patrick Morgan offered to work with Dan Beck, bookkeeper, to obtain name(s), contact info, address, phone number(s), email address(es), etc., for new SPEHA buyers.

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

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

12. Website Report (Finkelmeier) – see 6-a above.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 3617 S Pontiac Way – Kreutter letter – response – Casey Funk drafted a response letter to Mr. Kreutter’s letter dated January 18, 2017. Most of the Board felt like a more direct letter is needed. Casey will draft a new letter.

b. 7101 E Oxford Ave (Watkins) – property upkeep update – Bob Engel reported Ms. Watkins is very interested in selling her home at 7101 E Oxford Ave but is having a very hard time finding a property to buy due to low inventory and high prices. The Board’s abatement offer expired February 28, 2017.

15. Old Business

a. 3947 S Peach Way (Wolfson) request for variance front building line – Mr. 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”) at the February 8, 2017 Board Meeting. 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 understands the issue and may want to ask for a variance (reference “2017-02-09 (Wolfson) 3947 S Peach Way.pdf”). Tabled until the April 12, 2017 meeting.

b. Eastmoor Swim & Tennis – Stephen Rohs reported the Eastmoor clubhouse has been leveled and foundation and concrete work is in progress. Completion is scheduled for early June.

16. New Business

a. Election of SPEHA Board Officers – tabled until the April 12, 2017 meeting.

b. Treehouses – Dan Becker, 4090 S Narcissus, has a deteriorating treehouse on the corner of Narcissus and Eastmoor. Casey Funk will write Mr. Becker a letter asking him to take his treehouse down. The Hamilton’s play structure at 3892 S Newport (corner of Newport and Mansfield, approved by the Board in April 2016, is still under construction. Casey Funk will write the Hamilton’s a letter asking them to complete the structure or take it down.

c. A SPEHA neighbor complained to Casey Funk about a neighbor’s deteriorating and unsightly chimney. Casey will write a letter suggesting the chimney be repaired.

17. Adjournment - Motion to adjourn the meeting at 8:28 PM by Don Werner, seconded by Jay Simonson, unanimously approved.

Next meeting: Wednesday, April 12, 2017