

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
April 12, 2017 - 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, Bob Feldman, Cecile Cohan; Absent: Jay Simonson, Jim Burkholder, and Stephen Rohs.

Visitors: Steve & Sheryl Vriesman, 3980 S Narcissus; Chris Lee, 4053 S Olive St; Bill Lee, 7070 E Oxford Ave.

1. Casey Funk called the meeting to order at 7:04 PM and declared a quorum present. Board members introduced themselves to the guests.

2. The Board reviewed the March 8, 2017 Board Minutes. Motion to approve the March 8, 2017 Minutes by Jack Green, seconded by CC Cohan, unanimously approved (reference "3.8.17 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors

- a. Steve & Sheryl Vriesman attended to get final approval for their new roof (see 7 – b - 1 below).
- b. Bill Lee attended as an interested resident.
- c. Chris Lee attended as an interested resident.

5. Southmoor School Report – No report.

6. Information items

a. SVP update – There was a posting on NextDoor on or about March 15, 2017, about a sexually violent predator (SVP) residing at 7101 E Oxford. Casey Funk followed up with the Denver Police Department (DPD), reporting that SPEHA believed that the SVP was not living at 7101 E Oxford. DPD sent a detective to 7101 E Oxford who talked with the owner. DPD determined the SVP was not currently residing and never had resided at 7101 E Oxford and issued a bulletin to that effect. The SVP was arrested in Ft. Collins, released, and is now living in a halfway house on Colfax. Chris Lee suggested considering how a Boulder HOA handled an SVP in their neighborhood. Chris will get the info to Casey.

b. Minutes added to website – status report – Robert Finkelmeier reported Minutes are now posted on the SPEHA website except the last 2 months. Those Minutes will be posted as soon as possible. Minutes will be posted without e-mail addresses of visitors. It was agreed that we would only have 6 months of minutes at any one time. Additionally, the website has been updated and new tabs (webpage areas) have been added for Covenants & Bylaws, Board Minutes, and Newsletters. Board members were also asked to take some neighborhood pictures and submit them for possibly updating the current homepage pictures.

c. Proxy votes to increase dues – update – Casey Funk reported he has 161 proxies in favor of raising dues and 50 against. Very few have come in lately. The Board needs to decide what it wants to do about collecting more proxies to raise dues.

d. Survey status report – Steve Rohs was absent and will report next month.

e. Facebook page – discussion - Steve Rohs was absent and will report next month. Bob Engel thinks a closed SPEHA Facebook page could be a good method of communication. Bob Engel and Robert Finkelmeier will put together a proposal.

f. Owner Contact information document – Patrick Morgan found two forms used by other HOA’s to gather new resident contact information (reference “Homeowner Disclosure Form.pdf” and “HOA New Owner Forms .pdf”). Casey agreed to develop a SPEHA homeowner disclosure form to be shared by Dan Beck to new owners. Robert Finkelmeier agreed it would be a good idea to obtain new residents info. There was brief discussion about starting a new “Welcome Wagon” like the Board used to do for new owners. CC Cohan offered to work on this and will come up with ideas of what to include in the packet. Casey will get her the information as it is available.

g. Band Concert – July 29 – Casey Funk ran into City roadblocks in obtaining a permit for the Band concert on the 5th Saturday of the month. He is trying to work around the roadblocks by getting a variance, holding the concert on a weekday, etc. Casey will ask Councilwoman Kendra Black will cover the \$135 permit fee. The Board will still be responsible for 2 porta-potties at approximately \$150, plus insurance.

h. Picnic – August 20 – Casey Funk also ran into City roadblocks in trying to obtain a permit for the annual picnic. He is working on a permit for a “special event with a band.” The Board will cover permit fees, porta-potties, insurance, etc.

7. Action Items

a. Recreational Marijuana license at 3400 S Oneida St – Green Cross of Cherry Creek has a medical marijuana store at 3400 S Oneida Way, Ste. 101. Green Cross has applied for a retail marijuana license (reference “Day - Application Letter - GREEN CROSS.docx”, “GREEN CROSS LLC_2017 APPLICATION PAGES.pdf”, and “GREEN CROSS LLC_2017 ORDER AND FINDINGS.pdf”). There was brief discussion by the Board. Motion to oppose the Green Cross of Cherry Creek’s application for retail marijuana license by Bob Finkelmeier, seconded by Bob Engel, unanimously approved. Casey will follow-up.

b. Roof Ratifications - Motion to ratify the following previously e-mail approved roofs by Reese Jameson, seconded by Patrick Morgan, unanimously approved:

- 1) 3963 S Olive St, Wells Gerard, Canyon Shake, Charcoal
- 2) 3980 S Narcissus, Vriesman, Decra, Shake XD, Pinnacle Grey
- 3) 3638 South Newport Way, Eber, SteelRock, Pacific Shake, Western Wood
- 4) 3992 S Olive St, Mansfield, Boral Cement Tile, Slate, black
- 5) 3704 S Oneida Way, Stoffel, Decra, Shake, Weathered Timber
- 6) 3932 S Olive St, Volkert, SteelRock, Shake, Weathered Timber
- 7) 3951 S Narcissus Way, Humphries, Davinci, Bellaforte Shake, Tahoe
- 8) 4022 S Olive St, Ignatius, Ignatius, Decra, Shake XD Antique Chestnut

c. Miscellaneous Ratifications:

- 1) 3716 S Magnolia Way (Berry) Fence – Tabled from last meeting – 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 (reference “3716 S Magnolia - Berry fence sketch.JPG” and “2017-02-20 (Berry) 3716 S Magnolia Way fence approval.pdf”). No complaints were received. Motion to ratify the Berry’s previously e-mail approved fence at 3716 S Magnolia Way by Reese Jameson, seconded by Don

Werner, unanimously approved (reference “2017-02-20 (Berry) 3716 S Magnolia Way fence approval.pdf”).

2) Lien –Fine assessment -7101 E Oxford Ave. – The Board briefly discussed 7101 E Oxford Ave and the fact that the sale of 7101 E Oxford did not close and the offer was withdrawn. Board member Bob Engel was not present for the discussion. Motion to ratify the filing of 2 liens on 7101 E Oxford Ave (past due homeowner’s dues and \$50.00/day fines imposed July 9, 2015 – approximately \$32,000 as of March 31, 2017) by CC Cohan, seconded by Don Werner, approved on a 9 – 0 – 1 vote; Bob Engel abstained. Ms. Watkins will be notified that liens have been filed.

d. Miscellaneous Approvals:

1) 3740 S Narcissus Way (Hendelman) shed – Troy Hendelman requested approval for one of two sheds (reference “3740 S. Narcissus Way (Hendelman) Shed request”, “Pinehurst-2016-6ft-walls.jpg”, and “2016-Bridgeport-6-ft-sidewalls-1.jpg”). The Board had several questions about the sheds. Mr. Hendelman was invited to the meeting. He did not appear. No action taken.

2) \$40.00 to Casey Funk for INC annual dues - Motion to reimburse \$40.00 to Casey Funk for INC annual dues by Jack Green, seconded by CC Cohan, unanimously approved.

3) 3771 S Narcissus Way (Cunningham) Decra Shake XD, Antique Chestnut - Motion to approve a Decra, Shake XD, Antique Chestnut roof for the Cunningham’s at 3771 S Narcissus Way by Don Werner, seconded by Patrick Morgan, unanimously approved.

4) Motion to approve \$613.23 to Dan Beck, SPEHA bookkeeper, (\$600 - Bookkeeping fee, FY/2017 – 2nd quarter and \$13.23 for postage) by Don Werner, seconded by Bob Feldman, unanimously approved.

8. Treasurer’s Report - Jack Green reported SPEHA has a balance of \$110,371.86 (reference “SPEHA Balance Sheet 033117.pdf”) as of March 31, 2017. SPEHA has approximately \$21,500 in our checking account, which is enough to cover 2017 expenses but not enough to consider a new CD. 507 SPEHA homeowners have paid their 2017 dues; 110 are unpaid. 2017 Homeowner dues were due by April 1, 2017. Second notices will be mailed this month.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Casey is working on the next Newsletter and hopes to get it to Bob Finkelmeier soon.

10. Parks & Neighborhood (Green) – Jack reported the City will plant the Southmoor Park gardens in early May and the Park will get approximately 6 new trees.

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

12. Website Report (Finkelmeier) – The SPEHA website has been updated (See 6-b above).

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 7101 E Oxford Ave (Watkins) – update – Bob Engel reported the deal for Ms. Watkins to sell her home fell through. Liens have been filed.

b. 3947 S Peach Way (Wolfson) request for variance front building line – tabled until the May 10, 2017 meeting.

15. Old Business

a. The issue of the short fence at 6631/6641 E Ithaca Pl was reviewed. Alex Ragl, Encore Homes/EM Remodeling LLC requested approval to build a “landscape fence” between the driveways at 6631 and 6641 E Ithaca Pl. His request was not approved. Mr. Ragl built a short fence between the duplexes. Casey will send a letter to remove the fence.

b. Treehouses – Dan Becker, 4090 S Narcissus, has a deteriorating treehouse on the corner of Narcissus and Eastmoor. Casey Funk wrote Mr. Becker asking him to remove the treehouse (reference “2017-04-10 Tree house 4090 S Narcissus Way.pdf”). Mr. Becker replied he planned to take the treehouse down this summer (reference “Re_ Becker Tree house”).

c. 3892 S Newport (Hamilton) play structure - 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 wrote the Hamilton’s a letter asking them to complete the structure or take it down (reference “3892 S Newport Way - Play structure”). Mr. Hamilton replied he worked on the inside over the winter and will work on the outside as the weather improves and will be planting fast-growing trees this spring to screen the play structure (reference “RE_ 3892 S Newport Way - Play structure”).

16. New Business – Steve Vriesman reported a gray van parked in front of the group home 3940 Narcissus, which has been there for a long time and appears to be broken down. Steve will contact 311.

17. Adjournment - Motion to adjourn the meeting at 8:00 PM by Patrick Morgan, seconded by Reese Jameson, unanimously approved.

Next meeting: Wednesday, May 10, 2017