

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
May 10, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Carole Jorgensen, Nancy Mitchell, Troy Hendelman, Kendra Black, Norma Wick (Three Fountains resident), David Fritschen, Bill Lee, and Chris Lee.

1. Casey Funk called the meeting to order at 7:05 PM and declared a quorum present. Board members introduced themselves to the guests.

2. The Board reviewed the April 12, 2017 Board Minutes. Upon motion to approve and second, the April 12, 2017 Minutes were unanimously approved (reference "4.12.17 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors - Councilwoman Kendra Black updated the Board about City projects in the neighborhood and answered questions concerning the Technical Advisory Committee interviews coming up regarding Southmoor Station. She provided a 2008 article on transit oriented development (TOD) that quoted Lee Terry. Lee was quoted that "the SPEHA board was in favor of a much less dense housing plan, composed of larger, upscale row houses, condominiums or apartments that would be more compatible with the existing single-family homes on large lots that currently adjoin the Southmoor Light Rail station."

5. Southmoor School Report – No report.

6. Information items

a. Stephen Rohs updated the Board on the status of the proposed survey. He provided a draft to the Board shortly before the meeting. Casey asked that the "survey" committee meet and go over the questions (reference "SurveyMonkey_89363301.pdf").

Facebook page - Bob Engel reported that he is still trying to get a handle on the accounts and users. Chris Lee suggested that we solicit email addresses in our dues invoices.

c. Garage Sale - Bob Engel reported that he stepped up to chair a committee on working on the garage sale. Blair Perron also volunteered. He and Blair are putting together a proposed budget and ideas to renew interest in the garage sale.

d. Band concert - Casey reported that the band concert is confirmed for the evening of July 29, 2017.

e. Picnic - Casey reported that Second Bell band has disbanded and is unlikely to play again at the picnic. Stephen suggested we contact the Bourbonites to play at the picnic. He said they play often at Eastmoor Swim and Tennis Club and are made up of residents of the neighborhood. Stephen will provide contact information

7. Action Items

a. Recreational Marijuana license at 3400 S Oneida St. - Casey reported on his efforts regarding the application for a retail marijuana license. He reported that electronic notice was provided on May 1 and May 8 that the Board would oppose the application but invited members to comment on the application at its May 10th meeting. Six residents attended the meeting. None were opposed to Board action against the application. One visitor attended on behalf of Three Fountains HOA. Upon motion regularly made and seconded, the Board adopted a resolution and ratified the Board action on April 12 to oppose the application for a retail marijuana license by Green Cross LLC. Nine votes in favor of the resolution and zero against.

b. Roof Ratifications – upon motion to ratify the following previously e-mail approved roofs and seconded, the Board unanimously approved and ratified:

- 1) 3685 S Poplar (Oxborrow), Davinci, Bellaforte Shake, Autumn Variblend
- 2) 3755 S Poplar St (Carpender), CeDUR, Shake, Walden color
- 3) 3607 S Narcissus Way (Finch), Decra stone coated steel, Shake, Shadowood color
- 4) 3806 S Magnolia Way (Funk) Davinci, Bellaforte Shake, Tahoe Variblend
- 5) 4072 S Olive St (Berry), Davinci, Bellaforte Shake, Chesapeake
- 6) 3952 S Olive St (Thorell), Decra stone coated steel, Shake, Shadowood color
- 7) 4170 S Monaco Pkwy (Vickery), Davinci, Bellaforte Slate, Onyx Black
- 8) 3555 S Oneida (Maly) Davinci, Bellaforte Shake, Tahoe
- 9) 3854 S Niagara (Martinez), Boral cement tile, Madera, Mountainwood color

c. Miscellaneous Ratifications:

- 1) \$205.73 to Signal Graphics for printing, postage of delinquent dues notices

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”). Mr. Hendelman was present and requested approval of either an 8x8 or 8x10 wood shed. He

informed the Board the roof would match his existing cedar shake roof and if and when he replaces that roof he would match the same roof on the shed. He acknowledged that he had read the covenants and that he understood the shed need to be in harmony with the main residence. He noted he ran his plan by the most affected neighbor and that neighbor did not object. Otherwise he felt his shed would not be visible to others due to his landscaping and trees. Upon motion regularly made and seconded, the Board approved Mr. Hendelman's request to put in an 8x8 or 8x10 shed in his backyard provided that the roof matched the roof on the main residence (reference "2017-05-13 (Hendelman) 3740 S Narcissus Way.pdf").

2) Upon motion regularly made and seconded, the Board approved Casey Funk's request to be reimbursed \$\$260.00 for city permit fees for the annual picnic on August 20, 2017 and for the band concert on July 29, 2017.

3) Upon motion regularly made and seconded, the Board approved payment to Fireball Creative's invoice in the amount of \$208.00 for website updates and revisions (reference "Inv_2271_from_Tracy_Fagan_LLC_3800.pdf").

8. Treasurer's Report - Jack Green reported SPEHA has a balance of \$109,361.85 (reference "SPEHA Balance Sheet 043017.pdf") as of April 30, 2017. SPEHA has approximately \$20,500 in our checking account. 539 SPEHA homeowners have paid their 2017 dues; 81 are unpaid. 2017 Homeowner dues were due by April 1, 2017. Second notices were sent out on or about April 30.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Bob is just waiting on an article for the garage sale. The newsletter is ready to go.

10. Parks & Neighborhood (Green) – Jack reported the City has planted approximately six new trees in Southmoor Park.

11. Traffic & Safety (Morgan, Finkelmeier) – Patrick reported he now holds the slow down signs.

12. Website Report (Finkelmeier) –No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 7101 E Oxford Ave (Watkins) – update – Bob Engel reported that he hasn't heard a word from Ms. Watkins since the house sale fell through. It is his understanding that additional liens including tax liens have been filed against the property.

b. 6631 and 6641 E Ithaca Pl – update – Casey reported he sent letters notifying the owners that their trash bins need to be stored behind their fence and that the fence

between the driveways needs to be removed (reference “2017-05-6 (Gridinskaya) 6641 E Ithaca Pl.pdf” and “2017-05-06 (EM Remodeling) 6631 E Ithaca Pl.pdf”).

15. Old Business - No report.

16. New Business – No report.

17. Adjournment – Upon motion regularly made and seconded the Board adjourned the meeting at 8:20 PM.

Next meeting: Wednesday, June 14, 2017