

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
August 9, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Ethan Lew, 4050 S Narcissus; Carolyn Lew, 4050 S Narcissus; Chris Coble – Black Label Real Estate and Urban Land Institute (ULI); Brian Levitt - ULI Panel/Southmoor Station; and Kendra Black, Denver District 4 City Councilwoman.

1. Casey Funk called the meeting to order at 7:00 PM.

2. The Board reviewed the July 12, 2017 Board Minutes. Motion to approve the July 12, 2017 Minutes by Robert Finkelmeier, seconded by CeCe Cohan, unanimously approved (reference “7.12.17 Board Minutes-approved.docx”).

3. President’s Report – No report.

4. Visitors

a. Chris Coble, Black Label Real Estate, ULI Panel/Southmoor Station and Brian Levitt, ULI Panel/Southmoor Station – Mr. Coble and Mr. Levitt were part of the Urban Land Institute (ULI) Panel that met with Southeast Denver stakeholders to look at re-development opportunities for the parcel of land that includes the Monaco King Soopers, the movie theater, etc. They looked at the key assets as well as some limitations to that area. Both emphasized that SPEHA needs to get involved with the visioning process for this property. The property will, at some point, be re-developed. If there are no re-development guidelines in place for developers to work with, the developers will come up with their own development guidelines which may or may not be what SPEHA wants.

5. Southmoor School Report – No report.

6. Information items

a. ULI/TAP interview update – see 4-a above.

b. Survey status report – Casey Funk took the survey work that Stephen Rohs had done and submitted a set of questions (reference “Survey Questions-Aug. '17.docx”). Some Board questioned what information the Board is really trying to obtain and does the Board really need to survey the neighborhood at this time. No action taken.

c. Band Concert – July 29 update – There was a fantastic turnout for the concert, especially for a rainy night.

d. Picnic – August 20 update – The anonymous SPEHA donor contracted with Moe’s Catering to provide 2 entrées and 2 sides. The Board will provide drinks, tents, chairs, etc. Casey Funk hired a DJ to provide music. Raffle gifts are still needed.

e. Retail Marijuana license hearing update – No update.

7. Action Items

a. Roof Ratifications: None.

b. Roof Approvals - Motion to approve a Gerard, Canyon Shake, Timberwood roof for the Chessen's at 3885 S Niagara by Fred Jorgensen, seconded by Jack Green, unanimously approved (reference "2017-08-11 (Chessen) 3885 S Niagara Way.pdf").

b. Miscellaneous Ratifications – None.

c. Miscellaneous Actions:

1) \$120.00 to Fireball Creative for web services - Motion to approve \$120.00 to Fireball Creative for web services (reference "Inv_2314_from_Tracy_Fagan_LLC_4308") by Patrick Morgan, seconded by Bob Engel, unanimously approved.

2) 4050 S Narcissus (Lew) Fence and Shed Request - After discussion, motion to approve the Lew's request to relocate a portion of their fence pursuant to the plan submitted to the Board (reference "4050 S Narcissus Way Fence and Shed Approval.pdf"), provided that it does not encroach in front of the front building line of the home at 4050 S Narcissus by Bob Feldman, seconded by Cecile Cohan, unanimously approved. Motion to approve the Lew's request to install a 4' wide x 8' long x 7.5' high shed at 4050 S Narcissus according to the design and site plans submitted to the Board (reference "4050 S Narcissus Way Fence and Shed Approval.pdf") by Fred Jorgensen, seconded by Jack Green, unanimously approved.

8. Treasurer's Report - Jack Green reported SPEHA has a balance of \$107,141.36 (reference "SPEHA Balance Sheet 073117.pdf) as of June 31, 2017. 569 homeowners had paid their 2017 dues and 31 homeowners are delinquent with a total of \$3,933.50 outstanding (reference "SPEHA Unpaid Dues Report 073117.pdf"). Jack Green further reported that spending is in line with the budget, although the Board is spending a fair amount for attorney's fees on various matters.

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

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

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

12. Website Report (Finkelmeier) –No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 7101 E Oxford Ave (Watkins) – update – It's reported Ms. Watkins no longer lives in the home.

b. 3702 S Newport (Chism) – update – Casey Funk will draft a letter to the Chism's for the Board's attorney, Peter Muccio, to review before sending it to Mr. Chism's attorney.

15. Old Business – The issue of raising the dues came up. The Board may still pursue raising the dues through various avenues – newsletter, mailed proxies, annual meeting, etc.

16. New Business

a. Robert Engel reported the home at 3734 S Poplar is poorly maintained, is vacant, and is in probate.

b. Casey Funk reported it's very hard to send a letter to SPEHA homeowners about the condition of their home

if Board members' homes have the same/similar issues. Robert Engel suggested that Board members need to set a high standard within the neighborhood. Board members are encouraged to make sure their yearly homeowners' dues are current, water their yards on a regular basis, mow and edge their yards on a regular basis, control weeds in their yard and eliminate weeds along sidewalk/gutter, keep trash/recycling/compost bins out of sight (in the garage or behind a fence) per City ordinance, etc.

17. Adjournment – Motion to adjourn by Bob Feldman, seconded by Patrick Morgan at 8:10 PM, unanimously approved.

Next meeting: Wednesday, September 13, 2017