

Southmoor Park East Homeowners Association, Inc.  
REGULAR BOARD MEETING  
October 11, 2017 - 7:00 PM  
Citywide Bank

MINUTES

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

Visitor: Flip Trojanowski, 4033 S Olive

1. Casey Funk called the meeting to order at 7:00 PM.
2. The Board reviewed the August 9, 2017 Board Minutes. Motion to approve the August 9, 2017 Minutes by Jim Burkholder, seconded by Robert Finkelmeier, unanimously approved (reference “8-9-17 Board Minutes-approved.docx”).
3. President’s Report – No report.
4. Visitor - Flip Trojanowski, 4033 S Olive, Shed Request – Mr. Trojanowski requested Board Approval for a 6’ w x 12’ l x 9’ h shed at 40233 S Olive (reference “Fw\_ Proposed Plan for Shed at 4033 S Olive” and “Tuff Shed Proposed plan.pdf”). The Board was reluctant to approve such a large shed at the proposed location (reference “Map Overview of 4033 S Olive street and Shed placement.pdf”) by e-mail vote. Mr. Trojanowski offered to install as smaller shed (6’ x 10’ x 8’3”) at the same location, same paint color and roofing material as his home. After discussion, motion to approve a 6’ x 10’ x 8’3” shed at 4033 S Olive at the location in the proposal, same paint color and roofing material as the home by Jay Simonson, seconded by Reese Jameson, unanimously approved (reference “4033 S Olive street (Trojanowski) Shed approval”).
5. Southmoor School Report – No report.
6. Information items
  - a. TAP interview update – The Board felt it’s important to follow-up with TAP to provide some framework for developers. Casey mentioned that it’s important to maintain the Mountain View Ordinance. Casey will contact Kendra Black, Denver District 4 City Councilwoman, about TAP follow-up.
  - b. Picnic – August 20 debrief – 300-320 neighbors attended. Some concern was expressed with the lower numbers than previous picnics. The anonymous neighbor was thanked for sponsoring the food. This neighbor has expressed some interest in sponsoring the food for next year’s picnic.
  - c. Retail Marijuana license update – Brief discussion about the Green Cross application for a retail marijuana license.
  - d. Annual meeting: January 17, 2018 – The SPEHA Annual Meeting will take place on Wednesday, January 17, 6:45 PM at Southmoor Elementary.
  - e. Board membership for next year – Don Werner and Jim Burkholder announced they will be retiring from the Board at the end of their term in January 2018, which will leave the Board with 11 members.

## 7. Action Items

a. Roof Ratifications: None.

b. Roof Approvals - None

c. Miscellaneous Ratifications: Motion to ratify the following previously e-mail approved Board actions by Jack Green, seconded by Robert Finkelmeier, unanimously approved:

- 1) \$35.00 to Casey Funk for DORA renewal fee
- 2) \$200.00 to Casey Funk for DJ, music, picnic expense
- 3) \$190.00 to Casey Funk for gift cards, raffle, picnic expense
- 4) \$157.42 to Jay Simonson for picnic expenses
- 5) \$1,029.46 to Casey Funk for All Season rental invoice, picnic expense
- 6) \$455.74 to Robert Finkelmeier for Constant Contact annual fee.
- 7) \$17.00 to Fireball Creative for web services
- 8) 6841 Eastmoor Dr. (Callison) Landscaping and garage addition
- 9) 3740 S Narcissus Way (Hendelman) Shed amendment request

d. Miscellaneous Expense Actions:

1) \$609.80 to Dan Beck for quarterly bookkeeping fees - Motion to approve \$609.80 (Management fee, FY/2017 - 4th quarter - \$600.00, Postage - \$9.80) to Dan Beck, SPEHA Bookkeeper, by Reese Jameson, seconded by Jack Green, unanimously approved (reference "Property Management Activity Report - FY2017-Q4.xls").

e. Miscellaneous Covenant actions:

1) 4033 S Olive Street (Trojanowski) Shed Request – see 4 above.

2) 4064 S Niagara Way (Wilson) Home Addition – Robert Wilson, 4064 S Niagara, requested approval for an approximately 300 sq. ft. single floor addition to the northeast side of their home (reference "4064\_S\_Niagara\_Way\_HomeAddition\_Images (1).pdf"). Motion to approve an approximately 300 sq. ft. single floor addition to the northeast side of 4064 S Niagara by Fred Jorgensen, seconded by Cecile Cohan, unanimously approved.

8. Treasurer's Report - Jack Green reported SPEHA has a balance of \$105,027.16 (reference "SPEHA Balance Sheet 093017.pdf") as of September 30, 2017. 31 homeowners are delinquent with their yearly homeowners' dues for a total of \$3,961.00 outstanding (reference "SPEHA Unpaid Dues Report 093017.pdf"). Jack Green further reported the Board has approximately \$16,000.00 in cash to cover Board expenses.

Board insurance policies need to be renewed by December 1, 2017. Casey Funk is waiting on exact quotes from the Board's agent. The premiums should be about the same as last year.

9. Newsletter & Bulletins (Finkelmeier, Funk) – It's time for the October/November Newsletter.

10. Parks & Neighborhood (Green) – Jack Green reported there was quite a bit of damage to Southmoor Park trees from the recent snow storm.

11. Traffic & Safety (Morgan, Finkelmeier) – There seems to be more speeding through the neighborhood.

12. Website Report (Finkelmeier) –No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 7101 E Oxford Ave (Watkins) – Ms. Watkins paid her delinquent taxes and retains ownership of her home.

b. 3702 S Newport (Chism) – Steve Rohs offered to work with Rick Chism on the issue of Rick parking his truck and possibly other vehicles in his backyard.

c. 6631 E Ithaca Pl (Thompson) “Front building line” definition – No action taken.

15. Old Business – Jack Green raised the issue of neighbors approving sheds in their sight line. He feels sheds affect all of us, the entire neighborhood, and eventually affects property values.

16. New Business – No Report.

17. Adjournment – Motion to adjourn by Reese Jameson, seconded by Jay Simonson at 7:59 PM, unanimously approved.

Next meeting: Wednesday, November 8, 2017