

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
December 13, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Rebecca (Becky) Stuart, 3785 S Poplar; Paul & Ruth Levisohn, 3901 S Narcissus.

1. Casey Funk called the meeting to order at 7:01 PM.

2. The Board reviewed the November 8, 2017 Board Minutes. Motion to approve the November 8, 2017 Minutes by Patrick Morgan, seconded by Robert Feldman, unanimously approved (reference "2017-11-08 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors

a. Rebecca (Becky) Stuart, 3785 S Poplar – indicated an interest in joining the SPEHA Board in 2018 and attended to observe a board meeting,

b. Paul & Ruth Levisohn, 3901 S Narcissus – noticed their backyard neighbor, the Chisms, 3702 Newport, now have two vehicles parked in their backyard – a large white pickup truck and another vehicle (perhaps a Jeep). They are concerned with their backyard sight line as well as setting a precedent for SPEHA neighbors parking vehicles, boats, trailers, RVs, etc. in backyards. Mr. Levisohn went over the history from his viewpoint of the previous neighbor storing items in the backyard and Mr. Chism storing the large pickup with and without a large camper attached, the addition of a large shed, the addition of a rolling gate, landscaping that was never planted, etc. Mr. Chism's attorney maintains that there are other homes in SPEHA with vehicles parked in the backyard. Becky Stuart suggested sending letters to any homes in SPEHA with vehicles in their backyard. The Board discussed several options: the Board meeting with the Levisohns and Mr. Chism, asking the Board's attorney, Peter Muccio, to contact Mr. Chism's attorney, and asking a City of Denver mediator to meet with the parties involved. After discussion, motion to ask a City of Denver mediator to mediate a meeting between the Levisohns, Mr. Chism, and the Board by Patrick Morgan, seconded by Robert Feldman, unanimously approved. Casey Funk will contact a mediator.

5. Southmoor School Report – Casey Funk spoke with Serena Compoz, Southmoor Elementary Principal, who wants to speak at the 2018 SPEHA Annual Meeting, January 17, to update the neighborhood about an upcoming construction project at the school.

6. Information items:

a. Annual meeting: January 17, 2018 – Becky Stuart's name will be added to the list of nominees for the SPEHA Board. Steven Rohs offered to bring coffee, cookies, water, etc.

b. The Board has in the past included a letter requesting donations for Southmoor Elementary School with the annual SPEHA dues notices (reference "2018 - SPIE Donation Letter.doc"). This creates confusion for Dan

Beck, SPEHA Bookkeeper. Casey Funk will check on the cost of sending a separate letter with the SPIE donation letter.

8. Action Items:

- a. Roof Ratifications - No roof ratifications this month.
 - b. Roof Approvals - No roof approvals this month.
 - c. Miscellaneous Ratifications - No miscellaneous ratifications this month.
 - d. Miscellaneous Expense Actions - Motion to approve \$808.04 to Signal Graphics for the December Newsletter (printing and postage) by Patrick Morgan, seconded by Robert Finkelmeier, unanimously approved (reference "Southmoor Park Dec. Newsletter INVOICE.pdf").
9. Treasurer's Report (Green) – Jack Green was absent. SPEHA has a balance of \$100,777.73 (reference "SPEHA Balance Sheet 113017.pdf") as of November 30, 2017. 31 homeowners are delinquent with their yearly homeowners' dues for a total of \$3,961.00 outstanding (reference "SPEHA Unpaid Dues - 113017.pdf").
10. Newsletter & Bulletins (Finkelmeier, Funk) – The December Newsletter (reference "2017-12 SPEHA_Newsletter.pdf") along with the proxy for the 2018 Annual Meeting (reference "2018 Proxy.pdf") were delivered.
11. Parks & Neighborhood (Green) – No report.
12. Traffic & Safety (Morgan, Finkelmeier) – No report.
13. Website Report (Finkelmeier) – No report.
14. Architectural, Covenants and Bylaws – Jim Burkholder asked if a neighborhood is replacing an old shed with a new shed, do they need to request approval? Yes, they do need to request approval.
- 15 Neighborhood issues – 3702 Newport, Chism – regarding vehicles stored in backyard – see 4-b above.
16. Old Business – No report.
17. New Business – The Academy for Lifelong Learning asked Robert Finkelmeier to announce that they have a part-time job opening for someone to set-up classrooms T W Th, 7:30 – 11:00.
18. Adjournment - Motion to adjourn at 7:45 by Jim Burkholder, seconded by Patrick Morgan, unanimously approved.

Next meeting: January 10, 2018