

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
February 7, 2018 - 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, Rebecca (Becky) Stuart, Troy Hendelman; Absent: Stephen Rohs and Ethan Lew.

Visitors: Chad Kimberlin, Crest Exteriors, LLC, 5017 Stonecrop Cir., Castle Rock

1. Casey Funk called the meeting to order at 7:01 PM and declared a quorum present.
2. The Board reviewed the January 10, 2018 Board Minutes. Motion to approve the January 10, 2018 Minutes by Cecile Cohan, seconded by Robert Finkelmeier, unanimously approved (reference "1.10.18 Board Minutes-approved.docx").
3. President's Report – No report.
4. Visitor - Chad Kimberlin, Crest Exteriors LLC – Chad Kimberlin, on behalf of Helena Sanders, 4056 S Magnolia, requested approval for a Tilcor, stone coated steel shingles (panels), Charcoal Blend roof (reference "4056 S Magnolia Way (Sanders) - Roof request" and "Tilcor_CF_Shingle_Textured.pdf"). Tilcor would be a new roofing product in SPEHA, and the Board requested additional information before considering approval. Tilcor is a relatively new product to Colorado and has been successfully installed in other states. It has a "Concealed Fastening" system that leaves no gaps or screws exposed and is attached directly to the deck with no batting. Chad stated the steel is heavier than other roofing products. After discussion, motion to approve a Tilcor, stone coated steel shingles (panels), Charcoal Blend roof for Helena Sanders at 4056 S Magnolia Way by Bob Engel, seconded by Jack Green. Approved on a 10-1 vote (Cecile Cohan voted no) (reference "2018-02-14 (Sanders) 4056 S Magnolia Way approval.pdf").
5. Southmoor School Report – No official report, although Casey Funk stated that parking and traffic are a problem around Southmoor Elementary, especially during drop-off and pick-up times. Cars park in front of driveways and in crosswalks. Drivers make U-turns that threaten the safety of students. Casey has contacted Sarina Compoz, Principal Southmoor Elementary, about the situation.
6. Information items:
 - a. Hampden Corridor Report – CeCe Cohan and Becky Stuart attended and reported it was a good meeting. Both felt Kendra Black, Councilwoman District 4, did a great job (reference "2018-01-24 Hampden Corridor meeting.pdf").
 - b. Committees – Casey Funk e-mailed a list of SPEHA Board Committees to the Board prior to this meeting and asked new Board members to consider volunteering for a committee(s) (reference: "Committees (2/18).docx").
 - c. Inter-Neighborhood Cooperation (INC) – CeCe Cohan (chair) and Bob Engle volunteered as members of this SPEHA INC committee (reference "2018 Membership Form RNO- fillable.pdf").

7. Action Items:

- a. Election of Officers - Motion to approve the 2018 SPEHA slate of officers - Casey Funk (President), Fred Jorgensen (Vice President), Reese Jameson (Secretary), and Jack Green (Treasurer) - by Becky Stuart, seconded by Patrick Morgan, unanimously approved.
- b. Roof Ratifications: Motion to ratify the following previously e-mail approved roofs by Bob Engle, seconded by Fred Jorgensen, unanimously approved:
- 1) 6512 E Ithaca Pl. (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
 - 2) 6522 E Ithaca Pl. (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
 - 3) 6502 E Ithaca Pl. (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
 - 4) 3550 S Monaco, (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
 - 5) 3580 S Monaco (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
 - 6) 3600 S Monaco (Hafiz), Davinci, Bellaforte Shake, Mountain Vari-blend
- c. Roof Covering - 4056 S Magnolia Way (Sanders) - Tilcor, stone coated steel panels, Charcoal Blend – see 4 above.
- d. Miscellaneous Ratifications – None.
- e. Miscellaneous Expense Actions:
- 1) \$40.00 INC Standard membership fee - Motion to approve \$40.00 for Inter-Neighborhood Cooperation (INC) Standard membership by Jack Green, seconded by Reese Jameson, unanimously approved (reference “2018 Membership Form RNO- fillable.pdf”).
 - 2) \$150.00 Golf Tournament sponsorship – After discussion, the expenditure of \$150 for a Hole Sponsorship to the 5th Annual All for One Golf Tournament benefitting area DPS schools was tabled.
 - 3) Motion to approve reimbursing Casey Funk \$94.56 for copies for the 2018 Annual SPEHA Meeting by Jack Green, seconded by Becky Stuart, unanimously approved.
- f. Miscellaneous actions – None.
8. Treasurer’s Report (Green) – Jack Green reported SPEHA has a balance of \$106,831.51 (reference “SPEHA Balance Sheet 013118.pdf) as of January 31, 2018. Jack also reported the 2017 federal and state tax returns have been filed and are available for inspection.
- Jack pointed out that over the past 3 years, the Board has operated at a break even or at a small deficit, sometimes due to unusual, one-time expenses. 2017 would probably have had a deficit without the anonymous donor who paid for the picnic food. As expenses continue to rise, the Board will be hard pressed to break even each year and unable to add to the reserve fund, which has been the Board’s policy for many years. Jack predicted there will be a deficit in 2018, even if the picnic food is subsidized again without a dues increase.
- There was short discussion about continuing to pursue a variable dues increase. Casey offered to e-mail dues increase information and proxies (reference “Dues increase” and “Proposed Board Policy on Dues Assessments.pdf”).
9. Newsletter & Bulletins (Finkelmeier, Funk) – Robert Finkelmeier reported the spring newsletter is a work in progress and asked for articles.
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 – 3702 S Newport (Chism) – complaint – Casey Funk reviewed the complaint about the Chisms for new Board members. Motion to approve the Board going into executive session by Reese Jameson, seconded by Jack Green, unanimously approved. The Board reviewed various options to bring this issue to an amicable solution. Motion to approve the Board ending the executive session by Becky Stuart, seconded by CeCe Cohan, unanimously approved.

b. Trash, Recycle, and Compost bins - More and more SPEHA neighbors are storing their trash, recycle, and compost bins so they are very visible from the street (driveway, corner of house, front porch, etc.) lending an increasing shabby appearance to the neighborhood and is a problem. The Board encourages all SPEHA neighbors to store their trash, recycle, and compost bins out of sight. There will be a reminder in the spring newsletter.

15. Old Business – No report.

16. New Business – CeCe Cohan has noticed a large increase in traffic on S. Oneida St and Poplar St. since the I-25/I-225 interchange has gone into effect, especially in the morning and afternoon during rush hour. Becky Stuart offered to contact Kendra Black about the situation.

17. Adjournment - Motion to adjourn at 8:13 PM by Becky Stuart, seconded by Troy Hendelman, unanimously approved.

Next meeting: March 14, 2018