

Southmoor Park East Homeowners Association, Inc.  
REGULAR BOARD MEETING  
May 9, 2018 - 7:00 PM  
Citywide Bank

MINUTES

Board members present: Casey Funk, Fred Jorgensen, Jack Green, Robert Finkelmeier, Patrick Morgan, Bob Engel, Cecile Cohan, Rebecca (Becky) Stuart, Troy Hendelman, and Ethan Lew; Absent: Reese Jameson and Stephen Rohs.

Visitors: John and Olinga Hargreaves, Carol Jorgensen, and Cindy Engel.

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the April 11, 2018 Board Minutes. Motion to approve the April 11, 2018 Minutes by Cece Cohan, seconded by Jack Green, unanimously approved (reference "4.11.18 Board Minutes-approved.docx").
3. President's Report – Casey Funk received an e-mail from Kendra Black about the Southmoor Station Visioning meetings (reference "Fw\_ Southmoor Community Vision" and "Southmoor Visioning Infographic.pdf"). Casey does not think Councilwoman Black's vision matches the vision our neighborhood would like to see. Casey recommended hiring a consultant at \$195/hr. to put together "Our SPEHA Vision". Troy Hendelman, Becky Stuart, Ethan Lew, Patrick Morgan, and Stephen Rohs (via email – reference "Re\_ Southmoor Community Vision-Stephen Rohs") do not wish to hire a consultant for a project that does not seem to be going forward anytime soon. They prefer to wait until we have a clearer understanding of what our HOA members actually want. Becky suggested we create our own survey and/or gather comments from SPEHA neighbors from Nextdoor or Facebook. Board members expressed various views including: (1) the concern more established neighbors have about more growth and increased traffic;(2) newer neighbors who like the idea of a center to eat, see a movie, and shop; less density and more open space. We need to know what SPEHA wants is bottom line. Casey was not convinced the survey at the TJHS Southmoor Station Visioning meeting accurately represented our neighborhood. Becky Stuart felt saying "no to everything" may cost us a seat at the planning table, and we need to be ready to negotiate. Motion by Cece Cohan to fight the Southmoor Station Visioning as proposed by Councilwoman Black. The matter was tabled until the Board gathers more information.
4. Visitors: see below.
5. Southmoor School Report – Sarina Compoz, Southmoor Elementary School Principal, forwarded a letter from Bennett Wagner Grody Architects / CANNON Design and Denver Public Schools about construction activities at the school this summer 2018 (reference "DPS Southmoor Community Letter 05.04.2018.pdf"). These changes will include a new roof top

HVAC unit with better and more efficient heating and cooling, gas and electrical service upgrades, and new fire/smoke and Carbon Monoxide detection throughout the school. A new modular classroom unit will be added to the south playground site to accompany the two existing modular units already on site. Most of, if not all, of the school south playground will be off limits to the public during summer 2018. Signs will be posted.

#### 6. Information items

a. Hargreaves: Plans to construct new dental/medical mixed-use building – Drs. John and Olinga Hargreaves own property and a dental building on the west side of Monaco (Cherry Creek Dentistry, 3655 S Monaco Pkwy, website @ <http://www.cherrycreekdentistry.com/>) at Monaco and S Niagara Way. In the Southmoor Station vision area, the Hargreaves are planning to build an additional building on their parcel. They have an interest in lifting the 29' height restriction, because he wants to build a 3 or 4 story medical building with a loft/home on the top. 29' restricts that idea even though the land is zoned for a higher height limit. Dr. John Hargreaves wants to see the legal paperwork regarding the Southmoor View Plane and wants to know where the View Plane is measured from. Casey will look for the paperwork.

Dr. John Hargreaves also showed plans for a child care center (a 10,000 square foot building with playground) that is being built on the parcel next to his. Neither the Hargreaves's proposed building or the child care center are shown on the Southmoor Visioning Infographic (reference "Southmoor Visioning Infographic.pdf") and are not mentioned in any Southmoor Station Visioning documents. Patrick Morgan suggested it appears Gart Properties are already pursuing their own plans. Dr. John Hargreaves believes Gart does not need to involve SPEHA as they are within their full zoning rights.

Becky Stuart said it appears the Garts are moving ahead with their plans like the UMB Bank is without considering any neighborhood wishes. The Board needs to see about getting invited to meet with these parties before plans are finalized especially if Councilwoman Black is not attending. The Board needs to build relationships before construction starts.

b. Southmoor Station update – see 3 above.

c. Playsets – Casey Funk said anyone wishing to build a playset must get all affected neighbors' approval in writing so there's no misunderstandings.

d. Paint color for SPEHA homes and nearby business buildings – Casey Funk reported the covenants don't directly address the paint color of SPEHA homes. The covenants do not apply at all to buildings outside our neighborhood boundaries, specifically the ugly, blue building at 7150 E Hampden Ave. We can only comment to owner (reference "2018-04-13 (Hickox) Paint color 7150 E Hampden Ave.pdf").

e. Garage Sale – Cindy Engel reported the "Southmoor Park East's Most Amazing Garage Sale" (SMAGS) will take place Saturday, June 9, 8:00 AM – 2:00 PM (reference "2018

SPEHA Garage Sale Ad\_03.26.18.pdf”). She suggested we need fliers, a map and Facebook posts. Casey gave her the name of the printer SPEHA uses, Dan Rodriguez.

#### 7. Action Items:

a. Roof Ratifications – Motion to approve the following previously approved roofs by e-mail by Becky Stuart, seconded by Robert Finkelmeier. Unanimously approved:

1) 3775 S Oneida Way (Waale), Decra stone coated steel, Shake XD, Antique Chestnut.

2) 3624 S Narcissus Way (Bennett), Decra stone coated steel, Shake, Granite Gray (reference “2018-04-25 (Bennett) 3624 S Narcissus Way - approval.pdf”).

b. Roof Covering – No action.

c. Miscellaneous Ratifications: Legal Services: \$428.00 - Motion to approve \$428.00 for legal fees to Tschetter Hamrick Sulzer, P.C. by Ethan Lew, seconded by Bob Engel, unanimously approved (reference “Legal Bills 2018 to date.pdf”).

d. Miscellaneous Expense Actions:

1) \$66.95 to Fireball Creative for web services - Motion to approve \$66.95 to Fireball Creative for web services by Patrick Morgan, seconded by Ethan Lew, unanimously approved (reference “Inv\_2453\_from\_Tracy\_Fagan\_LLC\_3484.pdf”).

2) \$130.00 to Casey Funk for Park Permit for Picnic - Motion to reimburse Casey Funk \$130.00 for the Annual SPEHA Picnic park permit by Patrick Morgan, seconded by Ethan Lew, unanimously approved.

e. Miscellaneous actions – There was brief discussion about UMB Bank’s concern that their new building was called a “kiosk” in the April 1, 2018 SPEHA Newsletter. Councilwoman Black referred to the new building as a “kiosk” at the January 18, 2018 SPEHA Annual Meeting resulting in the mention in the Newsletter. Kimberly Romero, UMB Bank, e-mailed Casey Funk with the information that the new UMB Bank will continue to be a full-service bank in their new building and not a “kiosk” (reference “Fwd\_ UMB Bank”).

8. Treasurer’s Report (Green) – Jack Green reported SPEHA has a balance of \$108,886.58 (reference “SPEHA Balance Sheet 043018.pdf”) as of April 30, 2018. Dan Beck, SPEHA Bookkeeper, reported 124 homes have not paid their 2018 annual home owners’ dues. He will mail second notices the week of May 7, 2018, with a \$2.50 late fee included. The list of checks paid is sent out before each meeting if anyone needs to know what was paid and not paid.

The Annual SPEHA Picnic needs additional sponsors. Several Board members offered to look into this.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Everyone liked the April 1, 2018 Newsletter!

10. Parks & Neighborhood (Green) – Jack Green reported all is good in the parks.

11. Traffic & Safety (Morgan, Finkelmeier) – Cece Cohan reported she put up orange flags on the stop signs at the Mansfield & Oneida/Poplar intersection. She believes the flags have helped and more motorists are stopping. Traffic on Oneida St/Poplar from Princeton to Hampden continues to be heavy and motorists are driving faster due to cut through traffic. It now takes 3-4 stoplight cycles to turn left from Monaco onto Hampden. Fred Jorgensen believes this is due to the I-25/I-225 change.

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – Too many, and more and more, SPEHA neighbors are storing their trash, recycling, and compost bins in the front of their homes rather than storing them out of sight.

14. Neighborhood issues – Casey Funk would like to ask for more traffic studies about how the I-25/I-225 change is affecting traffic in our neighborhood.

15. Old Business – No report.

16. New Business – There's a request to move the SPEHA Annual Meeting from the traditional Wednesday night to some other week night.

17. Adjournment - Motion to adjourn at 8:30 PM by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved.

Next meeting: July 11, 2018