

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
January 9, 2019 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchell, 3650 S Pontiac Way and Edye and Joel Londer, 4035 S Oneida St.

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the December 12, 2018 Board Minutes. Motion to approve the December 12, 2018 Minutes by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference “12.12.18 Board Minutes-approved.docx”).
3. President’s Report – No report.
4. Visitors – Nancy Mitchell and Edye and Joel Londer observed the meeting.
5. Southmoor School Report – No report.
6. Information items
 - a. Bike Lane – Denver Public Works is planning a follow-up meeting to provide information about the Monaco/Princeton bike lane project on Wednesday, March 13, 5:30-6:30 PM. No location is available at this time. There are traffic/speed counters on Niagara and Mansfield.
 - b. Annual meeting -Tuesday, January 22, 2019, 6:45 PM – The agenda has been drafted; speakers scheduled so far include District 4 City Councilwoman Black, District 3 Police officers, and Sarina Compoz, Principal Southmoor Elementary. Centura representatives will attend and will be available to answer questions.

Casey Funk will give the President’s and Treasurer’s Report as Jack Green will not be able to attend. Patrick Morgan will give the real estate update. Stephen Rohs offered to provide coffee and cookies.
 - c. Dues Statements – SPEHA Office Manager Dan Beck sent out 150 statements for the 2019 Homeowners’ Dues Statements by email as a test. Results have been positive, so far. Dan is also investigating paying Homeowners’ Due by PayPal or some other electronic way to pay dues. More investigation needs to be done about costs involved with each transaction.
7. Action Items:
 - a. Roof Ratifications – None.
 - b. Roof Covering – None. The roof at 4015 S Olive is on, but the contractor has walked off the job because of money, with the siding only partially complete. The home is now for sale. Robert Finkelmeier will follow up and report back next month.
 - c. Miscellaneous Ratifications – None.

d. Miscellaneous Expense Actions

- 1) Motion to approve \$666.00 to DJB Business Services, Dan Beck (Management fee, FY/2019 - 1st quarter - \$660.00, postage - \$6.00) by Reese Jameson, seconded by CeCe Cohan, unanimously approved (reference “DJB Business Services Invoice - FY2019-Q1.xls”).
- 2) Motion to approve \$36.95 to Fireball Creative for website services (Invoice Nos. 2557-\$20.00 and 2559-\$14.95 by Robert Finkelmeier, seconded by CeCe Cohan, unanimously approved (reference “Inv_2557_from_Tracy_Fagan_LLC_3196.pdf” and “Inv_2559_from_Tracy_Fagan_LLC_3080.pdf”).
- 3) Motion to approve \$1086.80 to Signal Graphics for the December 2018 Newsletter and Proxy insert by Reese Jameson, seconded by Robert Finkelmeier, unanimously approved (reference “34313-Newsletter-Proxy.pdf”).

e. Miscellaneous actions – None.

8. Treasurer’s Report (Green) – Jack Green was absent. SPEHA has a balance of \$101,566.65 as of December 31, 2018.

2019 Homeowners’ Dues statements will go out in the next week or two. Liens will be filed in April against homeowners’ who have delinquent balances of \$75.00 and over.

9. Newsletter & Bulletins (Finkelmeier, Funk) – None.

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

11. Traffic & Safety (Morgan, Finkelmeier) – Troy Hendelman reported his car was broken into recently. Ethan Lew suggested raising homeowners’ due to fund security services during the holiday season to deter “porch pirates”.

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues – None.

15. Old Business – None.

16. New Business

a. There will be a CAB meeting at the District 3 Police Station on Tuesday, January 29 at 6:00 PM.

b. Bob Engle raised the topic of increasing homeowners’ dues again. He suggested we need to concretely explain the need for a dues increase and how the money would be used. Casey Funk reminded the Board that the Board approved “Proposed Board Fiscal Policy on Dues Assessments” two years ago which had a yearly laddered dues amount depending on expenses (reference “Proposed Board Policy on Dues Assessments.pdf”). Casey will put together a list of expenses justifying a due increase.

17. Adjournment - Motion to adjourn at 7:47 PM by Patrick Morgan, seconded by Troy Hendelman, unanimously approved.

Next meetings:

Annual Meeting: January 22, 2019 and Regular Meeting: February 13, 2019