

Southmoor Park East Homeowners Association, Inc.  
REGULAR BOARD MEETING  
October 12, 2016 - 7:00 PM  
Citywide Bank

MINUTES

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

Visitors: David Jenson, 3964 S Oneida; Jeanne and Bob Kessler, 4130 S Narcissus.

1. Casey Funk called the meeting to order at 7:04 PM and declared a quorum present.
2. The Board reviewed the September 14, 2016 Board Minutes. Motion to approve the September 14, 2016 Minutes by Fred Jorgensen, seconded by Robert Finkelmeier, unanimously approved (reference “9.14.16 Board Minutes-approved.docx”).
3. President’s Report – No report.
4. Visitors
  - a. Bob and Jeanne Kessler, 4130 S Narcissus Way – Bob and Jeanne Kessler requested Board approval for a new synthetic slate style roofing product – Brava Roof Tile, 1” thickness, Class A Fire Retardant, Class 4 Impact Resistance, composed of synthetic recycled material, and is fully recyclable. Brava is new to Colorado but has been used in the east and Midwest for years. He passed around several samples of Brava Old World Slate as well as a sample of Davinci Bellaforte for comparison. The Board reviewed and considered the information and samples Mr. Kessler provided. Motion to approve a Brava Old World Slate synthetic roof, Onyx or Charcoal color at 4130 S Narcissus Way on a trial basis by Fred Jorgensen, seconded by Reese Jameson, unanimously approved (reference “2016-10-13 (Kessler) 4130 S Narcissus Way roof approval”).
  - b. Dave Jensen, 3964 S Oneida St – Dave Jensen requested Board approval for landscaping plans for his backyard which includes the addition of a deck. There was some concern expressed by the Board about how high above grade the deck will be and if it might intrude on neighbors’ privacy. Dave agreed to contact his neighbors for approval before beginning construction. In addition, the plans include a vegetation screen for the deck. Motion to approve the backyard landscaping plans including a deck as submitted to the Board by Dave Jensen, 3964 S Oneida St by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference “3964 S Oneida Jensen deck 1”, “3964 S Oneida Jensen deck 2”, and “3964 S Oneida Jensen deck 3”).
5. Southmoor School Report – No report.
6. Information items
  - a. 4130 S Narcissus Way (Kessler). Mr. Kessler wishes to provide information about a roofing product he wants to install: Brava, synthetic slate. See 4-a above.
  - b. Neighborhood Eco Pass – Casey Funk received a phone call from a neighborhood resident about the possibility of getting RTD EcoPasses for SPEHA. Casey looked into it and found it would necessitate a door-to-door survey and a dues increase of \$150 - \$350 (reference “Fw\_ RTD Neighborhood EcoPass Program” and “NECO Guide 2016”).

c. D&O insurance and General Liability renewal – Casey Funk received notification about renewing SPEHA insurance. He filled out the application and will delete coverage for a “car for hire”. Our agent will get a quote to Casey for the November 9 meeting.

## 7. Action Items

a. Roof Ratifications: All roofs approved since last Board meeting identified on Exhibit A. Motion to ratify all previously approved roofs by e-mail on Exhibit A - Oct. Mtg and/or Roof Approvals -> 10.7 by Don Werner, seconded by Patrick Morgan, unanimously approved (reference “Exhibit A - Oct. Mtg” and “Roof Approvals -> 10.7”).

### b. Miscellaneous Ratifications:

1) 4100 S Narcissus Way (Johnson): Front Porch Addition - Motion to ratify a front porch addition at 4100 S Narcissus (Johnson) previously approved by e-mail by Don Werner, seconded by Patrick Morgan, unanimously approved (reference “2016-09-21 (Johnson) 4100 S Narcissus Way approval”, “4100 S. Narcissus Google maps”).

2) \$673.39 to Signal Graphics for newsletter publishing and postage – Motion to approve \$673.39 to Signal Graphics for publishing the fall 2016 newsletter and postage by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference “Signal Graphics 28185-Invoice”).

### c. Roof Approvals:

1) 3893 S Newport Way (Maclear): Gerard, Canyon Shake, Rockies Blend - Motion to approve a Gerard, Canyon Shake, Rockies Blend roof for Jerry Maclear at 3893 S Newport Way by Robert Finkelmeier, seconded by Fred Jorgensen, unanimously approved (reference “3893 S Newport Way (Maclear) Roof Approval”).

2) 3670 S Pontiac Way (Roseto): Gerard, Canyon Shake, Windsor - Motion to approve a Gerard, Canyon Shake, Windsor roof for Jim Roseto at 3670 S Pontiac Way by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference “2016-10-13 (Roseto) 3670 S Pontiac Way approval”).

3) 6560 E Mansfield Ave (Long): Gerard, Canyon Shake, Barclay - Motion to approve a Gerard, Canyon Shake, Barclay roof for Nancy Long at 3893 S Newport Way by Reese Jameson, seconded by Patrick Morgan, unanimously approved (reference “2016-10-13 (Long) 6560 E Mansfield Ave”).

4) 3983 S Newport Way (Spector): Decra, Shake, Granite Grey - Motion to approve a Decra, Shake, Granite Grey roof for Donn and Eileen Spector at 3983 S Newport Way by Fred Jorgensen, seconded by Patrick Morgan, unanimously approved (reference “2016-10-13 (Spector) 3983 S Newport Way”).

5) 6701 E Eastmoor Dr. (Latimer): Boral Concrete tile, Barcelona, Goldenrod - Motion to approve a Boral Concrete tile, Barcelona, Goldenrod roof for Michelle Latimer at 6701 E Eastmoor Dr. by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference “2016-10-13 (Latimer) 6701 E Eastmoor Dr approval”).

6) 4102 S Newport Way (Jackinski/Wells): Boral Concrete tile, Saxony Slate, Western Trail - Motion to approve a Boral Concrete tile, Saxony Slate, Western Trail roof for Maggie Wells and Max Jackinski at 4102 S Newport Way by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference “2016-10-13 (Wells-Jackinski) 4102 S Newport Way approval”).

### d. Miscellaneous Approval

- 1) 4130 S Narcissus Way (Kessler): shed - Bob and Jeanne Kessler, 4130 S Narcissus Way, requested approval for a 10' x 12' x 8' shed to replace an old existing shed. After discussion, motion to approve a 10' x 12' x 8' shed to replace an old existing shed, roofing material to match the home and color to be the same as the trim on the home at Bob and Jeanne Kessler's home, 4130 S Narcissus Way, by Reese Jameson, seconded by Patrick Morgan, unanimously approved (reference "4130 S Narcissus Way (Kessler)" and "2016-10-13 (Kessler) 4130 S Narcissus Way shed approval").
- 2) 3795 S Niagara Way (Putnam): fence replacement - Motion to approve the installation of a new fence and replacement of existing fence per plans submitted to the Board at the home of Brian Putnam, 3795 S Niagara Way, by Don Werner, seconded by Patrick Morgan, unanimously approved (reference "3795 South Niagara Way - Site Layout", "3795 South Niagara Way - Fence Replacement", and "2016-10-14 (Putnam) 3795 S Niagara Way fence approval").
- 3) 3964 S Oneida St (Jensen): landscaping and deck – see 4-b above.
- 4) \$611.76 to Dan Beck quarterly fee - Motion to approve \$611.76 to Dan Beck for monthly bookkeeping fee and postage (\$600.00 & \$11.76) by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference "Property Management Activity Report - FY2016-Q4").
8. Treasurer's Report: Review of the financial attachments – Jack Green was unable to attend. SPEHA has a balance of \$103,798.28 (reference "SPEHA Balance Sheet 093016") as of September 30, 2016. There are 38 unpaid neighbors with a balance of \$4,289.50 (reference "SPEHA Unpaid Dues Report - 093016").

Jack Green reported by e-mail: Other than the most recent newsletter and an insurance expense of approximately \$2.400 to come before year end most of our large expenses for the year have been booked and there should be positive income for the year.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Robert Finkelmeier was given a rousing round of applause for a job well-done on the fall Newsletter.
10. Parks & Neighborhood (Green) – Jack Green reported by e-mail: Kendra Black's assistant, Tate Carpenter, says there's a City plan for planting lots of new trees in the spring but she's not sure about any of our parks getting them. I think we probably need to lobby for some in Southmoor Park as there were several removed this year.
11. Traffic & Safety (Morgan, Finkelmeier) – No report.
12. Website Report (Finkelmeier) – No report.
13. Architectural, Covenants and Bylaws – Casey Funk made an amendment to the Covenants changing "property manager" to "bookkeeper".
14. Neighborhood issues;
  - a. 4022 S Olive St – Servants of Christ Jesus, Inc. – update – Casey Funk requested and received in early October a copy of the application and supporting documents that were filed in August by the Servants of Christ Jesus, Inc., 4022 S Olive, with the City of Denver. The City of Denver will decide whether four to six unrelated males may live in the same home at 4022 S. Olive St. without a public hearing or input (reference "4022 S Olive St Use app 8.30.2016", "4022 S Olive St other documents", and "4022 S Olive St Narrative").
  - b. 3617 S Pontiac Way – various chronic complaints – update – No report.

c. VRBO complaint – A SPEHA neighbor inquired if the Board has a policy regarding short term rentals (STR). There are at least 2 SPEHA homes currently listed on STR websites.

d. 3702 S Newport way – Camper – The camper which was stored in the backyard was moved.

e. 7101 E Oxford Ave-Watkins – Casey Funk requested a welfare check by the City of Denver.

15. Old Business – No report.

16. New Business – Jack Green reported by e-mail that Kendra Black's office confirms there was a delay in the summer opening of the SE Denver DMV office on Monaco near Evans but it is now slated to open in mid-Nov this year.

17. Adjournment - Motion to adjourn the meeting at 8:02 PM by Don Werner, seconded by Patrick Morgan, unanimously approved.

Next meeting: Wednesday, November 9, 2016