

Southmoor Park East Homeowners Association, Inc.  
REGULAR BOARD MEETING  
January 11, 2017 - 7:00 PM  
Citywide Bank

MINUTES

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

Visitors: Alex Ragl, 6631/6641 E Ithaca Pl; and Tatiana Willis, 6641 E. Ithaca Pl

1. Casey Funk called the meeting to order at 7:01 PM and declared a quorum present.
2. The Board reviewed the December 14, 2016 Board Minutes. Motion to approve the December 14, 2016 Minutes by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference "12.14.16 Board Minutes-approved.docx").
3. President's Report – No report.
4. Visitors
  - a. Alex Ragl, Encore Homes/EM Remodeling LLC - 6631/6641 E Ithaca Pl – Alex is the architect/contractor for 6631/6641 E Ithaca Pl and is remodeling the duplex to sell on behalf of the owner. He requested approval to build a "landscape fence" between the driveways at 6631 and 6641 E Ithaca Pl (reference "6631/6641 Ithaca landscape fence request"). His hope was to put a divider between the two driveways, a "sea of concrete". Jack Green explained Ithaca Pl is somewhat of a gateway to SPEHA and the fence might diminish the sight line from Monaco to Southmoor Park, which is part of the reason for the Covenant disallowing fences that extend beyond the front edge homes. There was some discussion of planting shrubbery as a divider rather than the fence. Jack Green requested Casey Funk read the wording of the Covenant regarding fences. Mr. Ragl abruptly left the meeting before Casey Funk could read the Covenant. Motion to deny Alex Ragl's request on behalf Encore Homes/ EM Remodeling LLC to build a landscape fence between the driveways at 6631 E Ithaca Pl and 6641 E Ithaca Pl by Fred Jorgensen, seconded by Jack Green, unanimously approved. Casey will send a letter to Mr. Ragl telling him his request was denied.
  - b. Tatiana Willis – 6641 E Ithaca Pl – Ms. Willis attended in support of Mr. Ragl and approved the landscape fence at 6631/6641 E Ithaca Pl.
5. Southmoor School Report – No report.
6. Information items:
  - a. Annual meeting – January 18, 2017, 7:00 PM, Southmoor ES - The proxies and meeting notices have been mailed. Jim Burkholder will bring coffee and cookies for the meeting. Casey Funk will give the President's Report. Casey will explain the asphalt roof on S Poplar St. Councilwoman Kendra Black, Southmoor Principal Serena Compoz, and Commander Dodge and/or Officer Borquez will make brief remarks. Patrick Morgan will give the Real Estate Report (reference "2017 Real Estate report"). Jack Green will give the Treasurer's Report. Casey will research crime statistics.
  - b. Band concert: Casey Funk scheduled the summer band concert for Saturday, July 29 at Southmoor Park.

7. Action Items

a. Roof Ratifications: 3991 S Magnolia Way (Weil) - Motion to approve a Decra stone coated steel, Shake, Chestnut color roof for Miriam H. Weil at 3991 S. Magnolia by Reese Jameson, seconded by Fred Jorgensen, unanimously approved (reference "2016-12-21 (Weil) 3991 S Magnolia Way approval").

b. Miscellaneous Ratifications:

(1) \$999.60 payable to Signal Graphics for proxy and dues statements - Motion to approve \$999.60 to Signal Graphics for printing and mailing 2017 Annual Meeting Notices and Proxies by Reese Jameson, seconded by Patrick Morgan, unanimously approved (reference "Invoice 28878 Southmoor Park").

c. Miscellaneous Approvals:

(1) \$31.95 to Fireball Creative for web services - Motion to approve \$31.95 to Fireball Creative for web services by Bob Feldman, seconded by Reese Jameson, unanimously approved.

(2) \$607.84 to Dan Beck, bookkeeping invoice - Motion to approve \$607.84 to Dan Beck for 1st Quarter 2017 bookkeeping fee (\$600.00) and postage (\$6.84) by Robert Finkelmeier, seconded by Jim Burkeholder, unanimously approved (reference "Property Management Activity Report - FY2017-Q1").

8. Treasurer's Report: Review of the financial attachments – Jack Green reported SPEHA has a balance of \$100,348.23 (reference "SPEHA Balance Sheet 123116") as of December 31, 2016. Jack also report SPEHA ended the year about \$2,500.00 ahead of last year due to several roofing company sponsors for the summer picnic.

9. Newsletter & Bulletins (Finkelmeier, Funk) – No report.

10. Parks & Neighborhood (Green) – Eastmoor Swim & Tennis started construction on their remodeling project.

11. Traffic & Safety (Morgan, Finkelmeier) – No report.

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues:

a. 3617 S Pontiac Way – various chronic complaints – update – Christian with the City of Denver "Right Away Enforcement" was contacted again regarding Mr. Kreutter following the letter of the City code but not the spirit of the code by moving his trailer approximately every 72 hours.

b. 7101 E Oxford Ave (Watkins) – property upkeep update – No report.

c. 6631 and 6641 Ithaca Pl (EM Remodeling LLC) – See 4-a above.

d. 3672 S Newport, Jacob Calm – roof complaint – Patrick Morgan received a complaint about the shiny galvanized steel roof cap at 3672 S. Newport Way (reference "3672 S. Newport1.jpg" and "3672 S. Newport2.jpg"). Casey Funk will contact the owner (reference "3672 S Newport roof Complaint 1.14.17").

15. Old Business – No report.

16. New Business – No report.

17. Adjournment - Motion to adjourn the meeting at 7:43 PM by Reese Jameson, seconded by Jay Simonson, unanimously approved.

Next meetings: Annual Meeting: Wednesday, January 18, 2017  
Regular Meeting: Wednesday, February 8, 2017

