

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
July 12, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Al Colussy, Urban Land Institute/Technical Advisory Panel (ULI/TAP); David and Christine Fritschen, 3630 S Pontiac; and Kendra Black, Denver District 4 City Councilwoman.

Carole Jorgensen, Nancy Mitchell, Troy Hendelman, Kendra Black, Norma Wick (Three Fountains resident), , Bill Lee, and Chris Lee.

1. Casey Funk called the meeting to order at 7:00 PM.

2. The Board reviewed the May 10, 2017 Board Minutes. Motion to approve the May 10, 2017 Minutes by Robert Finkelmeier, seconded by CeCe Cohan, unanimously approved (reference “2017-05-10 Board Minutes-approved.docx”). There was not a quorum present at the June 14, 2017 meeting. Notes on discussions were kept but no minutes were approved for June. The June notes will not be posted on the SPEHA website and will not be forwarded to Dan Beck, SPEHA Bookkeeper.

3. President’s Report – No report.

4. Visitors

a. Kendra Black, District 4 City Councilwoman and Al Colussy, Urban Land Institute/Technical Advisory Panel (ULI/TAP) – Mr. Colussy introduced himself and has been with ULI/TAP for 10 years and participated in 50 projects during that time. He felt strongly that neighborhoods need to do some future planning so that when development/re-development begins to happen in their neighborhood, there is at least a plan in place that meets the needs and desires of the neighborhood. The ULI/TAP meeting held June 8-9, 2017, attempted to get stakeholders from various neighborhoods near the Hampden and Monaco intersection, especially south of Hampden along Monaco together to give input about what development/re-development along Monaco, south of Hampden might look like in 5 – 20 years. Ms. Black said the June 8-9 TAP Panel is still working on the report from that meeting. When it’s ready, she’d like to present it to SPEHA current and past Board members and interested SPEHA residents to preview the plan. Ms. Black will contact Casey Funk to set up a date and time for this “roadshow” preview of the TAP Report.

Ms. Black also announced that District 4 will get 5 million dollars from the Denver Bond Issue which will be on the November 2017 ballot. Projects will include a Highline Canal tunnel under Holly at Yale, improvements along Yale near the Yale Light Rail Station, and some safety improvements along Hampden. All three bridges into Bible Park will be replaced as soon as they are ready. She also announced the South by Southeast Festival – a celebration of local food, music, and community - on Saturday, August 19, 10 AM – 8 PM at Bible Park.

b. 3630 S Pontiac St (Fritschen) – David and Christine Fritschen requested approval for a 10' w x 14' l x 10' h Tuff Shed to replace an existing plastic shed. The shed will be painted white to match their house, with the same greenish-black trim as the main structure and the shed will be roofed with Decra to match the house (reference “Fw_ 3630 S Pontiac Way Shed Request - Site Plan and Pictures”). The Fritschens submitted shed

approvals from two neighbors (reference: “Fritschens shed neighbor approval.pdf”). There was concern by several Board members about the size of the shed. The Fritschens offered to downsize the shed request to 10’ x 12’ x 10’. After discussion, CeCe Cohan moved to approve a 10’ x 12’ x 10’ Tuff Shed for the Fritschens at 3630 S Pontiac, painted the same color as the home with matching trim and Decra roofing to match the current roof, seconded by Patrick Morgan, approved on a 7 – 0 – 1 vote (Robert Finkelmeier abstained).

5. Southmoor School Report – No report.

6. Information items

a. TAP interview update – see 4-a above.

b. Survey status report – Stephen Rohs wants to survey SPEHA to find out what actionable concerns the neighborhood is interested in rather than what the Board thinks the neighborhood is interested in. Casey offered to work with Steve to develop some actionable survey questions.

c. Garage Sale – debrief – No report.

d. Band Concert – July 29 update – Casey Funk was able to procure a permit from the City to host a band concert in Southmoor Park on July 29 without the requirement to put down a plywood stage. As part of securing the permit for this event, Casey told Parks that he would have 4 volunteers help clean up after the concert. Board members are asked to help with this task, and Jay Simonson will check with TJ to see if they have some students available.

e. Picnic – August 20 update – Casey Funk reported the permit for the picnic was approved. There is a need for many raffle items. Board members were asked to assist with this.

f. Retail Marijuana license hearing update – The Hearing Officer of the Office of Excise and Licenses recommended the request for a retail marijuana license by Green Cross be denied on June 14, 2017. The Green Cross attorney filed an objection to the Hearing Officer’s decision and requested a new hearing (reference “2017-06-23 Objections to Recommendation.pdf”). Casey Funk filed a reply on behalf of the SPEHA Board to the Green Cross objections and corrected information and statements that attacked Casey personally (reference “2017-06-27 SPEHA Reply to Applicant's Objections.pdf”).

g. Oil & Gas Reservation – No report.

7. Action Items

a. Roof Ratifications: Motion to ratify the following previously e-mail approved roofs by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved:

Owner	Address	Roof Description
Anderson	6529 E Milan Pl	DREXEL, sheet metal roofing, Black
Viveiros	3776 S Magnolia Way	Decra, Spanish Villa Tile, Venetian Gold
Bergman	3865 S Niagara Way	Boral cement tile, Slate, Telluride
Olene	3816 S Magnolia Way	Davinci, Bellaforte Shake, Tahoe

Oatis	3750 S Narcissus Way	Decra, Shake, Granite
Trautman	3971 S Narcissus Way	Decra, Shake XD, Pinnacle Grey
Long	3667 S Narcissus Way	Decra, Shake XD, Antique Chestnut
Goldstein	3741 S Narcissus Way	Gerard, Canyon Shake, Ironwood
Birznieks	3922 S Olive St	Boral concrete tile, Flat, Teton
Schutz	3695 S Poplar St	Gerard, Canyon Shake, Timberwood

b. Miscellaneous Ratifications: None.

c. Miscellaneous Actions: Motion to approve all the Miscellaneous Actions for payment/reimbursement below by Fred Jorgensen, seconded by CeCe Cohan, unanimously approved:

- 1) \$60.00 to Casey Funk for Secretary of State filing fee;
- 2) \$898.36 to Signal Graphic for newsletter and postage (reference “Signal Graphic Newsletter receipt 5.30.17.pdf”);
- 3) \$156.99 to Casey Funk for copy charges - exhibits used for Retail Marijuana Hearing;
- 4) \$17.00 to Fireball Creative for web services;
- 5) \$650.29 to Dan Beck, Management fee – (Management fee, FY/2017 - 3rd quarter - \$600.00, postage - \$10.29, and \$40.00 - Miscellaneous - Reimbursement for fee check (reference “Property Management Activity Report - FY2017-Q3.xls”)); and
- 6) \$182.50 to Bob Engel for garage sale expenses.

8. Treasurer’s Report - Jack Green was not present. SPEHA has a balance of \$109,586.50 (reference “SPEHA Balance Sheet 063017.pdf”) as of June 30, 2017. 37 homeowners are delinquent with their yearly dues with a total of \$4,083.50 outstanding.

9. Newsletter & Bulletins (Finkelmeier, Funk) – The June 2017 Newsletter was brilliant and garnered many favorable comments.

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:

a. 7101 E Oxford Ave (Watkins) – update – The delinquent tax deed on 7101 E Oxford was recently sold at auction. The property owner has until September 26, 2017 to redeem the tax deed. If the deed is not redeemed, the title for 7101 E Oxford will transfer to the tax deed owner. This tax deed extinguishes all liens, including the SPEHA lien.

b. 6631 and 6641 E Ithaca Pl – property upkeep and fence update – No report.

c. 3702 S Newport (Chism) – update – Stephen Rohs reported he had talked with Mr. Chism. Mr. Chism believes he has paperwork from the Board indicating Board approval for him to park his truck in his backyard as well as grandfather approval by the previous owner who parked several vehicles in the backyard. Mr. Chism also has a letter from his backyard neighbors, the Levisohns, with their approval to park his truck in his backyard. Mr. Chism reportedly currently also storing a Jeep Cherokee, a pop-up trailer, and possibly one other vehicle in his backyard. Casey Funk will work on an agreement to allow Mr. Chism to park his truck in his backyard (however, this agreement will not transfer to a new owner when the Chism's sell their home) and requiring Mr. Chism to remove all other vehicles, trailers, campers, etc. from the property. Mr. Chism will also plant shrubs/ trees outside his fence to obscure the truck as much as possible from public view.

d. 3835 S Niagara Way – renters – noise complaints – A SPEHA neighbor contacted Casey Funk about loud noises and partying until late hours from the four renters at 3835 S Niagara. Casey sent a letter to the owner (reference “SPEHA 7-13-17.pdf”). Casey also suggested the neighbor contact the Police.

e. 3764 S Niagara Way – property Upkeep complaint – Casey Funk received a complaint from a SPEHA neighbor that the owner at 3764 S Niagara is not watering the lawn. Casey sent the homeowner a letter to water the yard.

15. Old Business - No report.

16. New Business – No report.

17. Adjournment – Motion to adjourn by Fred Jorgensen, seconded by Jay Simonson at 8:21 PM, unanimously approved.

Next meeting: Wednesday, August 9, 2017