

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
November 8, 2017 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Scott Mika, 4090 S Monaco; Shannon Mika, 4090 S Monaco; Kadrian Whisenhunt, 4124 S Niagara; and Kathleen Artzer, 4114 S Niagara.

1. Casey Funk called the meeting to order at 7:03 PM.
2. The Board reviewed the October 11, 2017 Board Minutes. Motion to approve the October 11, 2017 Minutes by Patrick Morgan, seconded by Robert Engel, unanimously approved (reference "10.11.17 Board Minutes-approved.docx").
3. President's Report – No report.
4. Visitors – Hearing Set back violation 4124 S Niagara Way - Chad (not present) and Kadrian Whisenhunt, 4124 S Niagara, originally requested Board approval for a 4' wrought iron fence as a safety feature/barrier for their two small children to be installed along S Monaco and wrapping around toward and up to their driveway (reference "Fw_ 4124 Niagara Way Fence approval", "4124 Niagara Way Front.JPG", "4124 Niagara Way Side yard.JPG", "4124 Niagara Way Back side fence.JPG", "4124 Niagara Way Fence Plan.JPG", "4124 Niagara Way Fence final look.JPG", and "4124 Niagara Way Fence Material.JPG").

The Board by e-mail was generally in favor of approval but requested additional information and drawings/plans to make sure the fence conformed to SPEHA Covenant set back requirements. Ms. Whisenhunt responded with a clarification e-mail and several photos/drawings/plans, one of which indicated the Whisenhunt's also intended to move their 6' cedar privacy fence out toward Monaco just behind an already installed row of small shrubs (reference "Fw_ 4124 niagara way fence approval 3", "IMG_0162.JPG", "IMG_0160.JPG", "4124 Niagara Way.jpeg", and "IMG_0161.JPG").

Ms. Whisenhunt checked with the City of Denver for their set back requirements for fences along sidewalks, and their plans for their privacy and safety fences were within the City's set back requirements. The Whisenhunt's also believed their plans for both fences met the SPEHA covenant set back requirements. They moved their 6' cedar privacy fence out toward Monaco, because they were concerned with individuals sleeping just outside their fence along Monaco as well as a great deal of trash being left between their fence line and Monaco. They also installed the 4' wrought iron fence along Monaco, wrapping around to their driveway per the plans they submitted to the Board (reference "IMG_0162.JPG"). Unfortunately, neither fence conformed to SPEHA Covenant set back requirements. Casey Funk and Mike Gengler (SPEHA Architectural Review) met with the Whisenhunt's to review SPEHA set back requirements. On October 25, Casey notified the Whisenhunt's that the Board would hold a hearing on this infraction at its November 8, 2017 meeting. Ms. Whisenhunt attended this meeting to again request Board approval for the current placement of their privacy and wrought iron fences. She made the case that other homes along Monaco have installed privacy fences along the sidewalk, moving their privacy fence has discouraged individuals from sleeping between their old fence location and the sidewalk leading to a feeling of more safety/security, a great deal less trash being left along

Monaco, the wrought iron fence discourages individuals from cutting across their yard, does not interfere with or impair the traffic sight line, provides some protection for Mr. Whisenhunt's truck which he parks in the driveway, and provides safety/security for their two young children. Ms. Whisenhunt also made the case that the original SPEHA Covenants with its set back requirements were written when Monaco was a dirt road with minimal traffic, a far cry from the four-lane parkway with very heavy traffic current SPEHA residents living along Monaco must deal with. Three neighbors attended this meeting with Ms. Whisenhunt (Scott Mika, Shannon Mika, and Kathleen Artzer) and strongly voiced their support for the wrought iron fence, indicating that it's an enhancement to the property, provides some safety/security, and does not impede driver vision when turning from Niagara onto Monaco. Ms. Whisenhunt also submitted a letter from Glenn and Doris Boonstra, 4089 S Niagara, in support of both the privacy and wrought iron fences, stating both fit in architecturally with the Whisenhunt's property and surrounding properties and adds an element of security to the Whisenhunt's (reference "Boonstra ltr. of support.pdf").

After discussion, motion to approve a "Monaco exception" to the Whisenhunt's at 4124 S Niagara and to not to enforce the (1) side setback requirement at the new location of their 6' cedar privacy fence and (2) side and front setback requirement of the 4' wrought iron fence along Monaco wrapping around to their driveway, both to improve and provide safety/security/privacy by Reese Jameson, seconded by Don Werner, unanimously approved. It was noted in discussion that this approval was specific only to this home, as it is located along Monaco, for the specific fence type and for the reasons provided by Ms. Whisenhunt and should not be generally applied anywhere else in the neighborhood.

5. Southmoor School Report – No report.

6. Hearing Set back violation 4124 S Niagara Way – see 4 above.

7. Information items:

a. TAP interview update – Casey Funk will contact Kendra Black, District 4 City Councilwoman, about a TAP follow-up meeting.

b. Annual meeting - January 17, 2018 - The SPEHA Annual Meeting will take place on Wednesday, January 17, 2018, 6:45 PM at Southmoor Elementary.

c. CDOT – CDOT is re-striping the Tamarac/I-225 to I-25 intersection to improve traffic flow. However, it will no longer be possible to go south on I-25 from the Tamarac entrance. There is concern that this will increase traffic through SPEHA with people going to Hampden to go south on I-25. See also 12 below.

8. Action Items:

a. Roof Ratifications - No roof ratifications this month.

b. Roof Approvals - No roof approvals this month.

c. Miscellaneous Ratifications - No miscellaneous ratifications this month.

d. Miscellaneous Expense Actions - No miscellaneous expense actions this month.

e. Miscellaneous actions – Insurance - 1) D&O, \$1,017.00 and 2) General liability, \$1,705.00 – Stephen Rohs contacted two insurance companies for bids on Board insurance but had not heard back from them. Due to needing to renew Board insurance by December 1, 2017, there was a motion to approve \$2 million in D&O coverage for a premium of \$1,017.00 and \$1 million in General Liability coverage for a premium of \$1,705.00 with Philadelphia Indemnity Insurance Company by Fred Jorgensen, seconded by Patrick Morgan, unanimously

approved (reference “Southmoor Park East Homeowners Association.PDF”, “D & O renewal quote .pdf - Adobe Acrobat.PDF”, and “Southmoor Pkg quote 17-18.PDF”).

9. Treasurer’s Report (Green) – Jack Green was absent. SPEHA has a balance of \$103,808.73 (reference “SPEHA Balance Sheet 103117.pdf”) as of October 31, 2017. 31 homeowners are delinquent with their yearly homeowners’ dues for a total of \$3,961.00 outstanding (reference “SPEHA Unpaid Dues Report 103117.pdf”).

10. Newsletter & Bulletins (Finkelmeier, Funk) – Stephen Rohs reported there is a new bi-monthly magazine in the works covering SPEHA as well as nearby neighborhoods, which might be an additional way to communicate with SPEHA neighbors. Stephen volunteered to pursue getting more information and reporting back to the board.

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

12. Traffic & Safety (Morgan, Finkelmeier) – see also 7-c CDOT above. It was mentioned that the changes made by CDOT in regard to not allowing southbound traffic to go South from I-225 from the entrances at South DTC Boulevard, South Tamarac and Yosemite Streets, might increase traffic cutting through SPEHA on S. Monaco, S. Oneida, and S. Olive. It was suggested by Stephen Rohs to encourage the city to change the pedestrian crossing light on E. Princeton Ave., near the Eastmoor Swim and Tennis Club, to a full functioning traffic light. It was also suggested to ask for a traffic light at the junction of S. Monaco Parkway and E. Mansfield Ave. Stephen Rohs said he would look into both of these suggestions and report back to the board at the next meeting.

13. Website Report (Finkelmeier) – Bob Finkelmeier reported Fireball Creative has been slow in updating the SPEHA website. Stephen Rohs suggested Jill Applebaum, a SPEHA, neighbor, might be able to assist with the website.

14. Architectural, Covenants and Bylaws – No report.

15 Neighborhood issues – Scott Mika reported there is a home at 4056 S Magnolia with a torn/ripped blue tarp covering part of the roof and has been there for a long time. Casey Funk will follow-up.

16. Old Business – No report.

17. New Business – Scott Mika wondered about installing cameras along S. Monaco, as there seems to be an increase in criminal activity in that area.

18. Adjournment - Motion to adjourn at 7:53 by Jim Burkholder, seconded by Patrick Morgan, unanimously approved.

Next meeting: December 13, 2017