

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
March 14, 2018 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchel, 3650 S Pontiac Way; Chris Lee, 4053 S Olive St.

1. Casey Funk called the meeting to order at 7:02 PM and declared a quorum present.
2. The Board reviewed the January 10, 2018 Board Minutes. Motion to approve the January 10, 2018 Minutes by Robert Finkelmeier, seconded by Patrick Morgan, unanimously approved (reference “2.7.18 Board Minutes-approved.docx”).
3. President’s Report – No report.
4. Visitors – See above.
5. Southmoor School Report – No report.
6. Information items:
 - a. Feldman update – Casey Funk reported he knows only what’s been reported in the local press about Bob Feldman’s situation. Several neighbors are concerned if Mr. Feldman posts bail. Casey understands from Officer Michael Borquez, DPD District 3, Group 5 Team A, that it is likely Mr. Feldman will be held without bail until trial. Casey will monitor the situation (reference “Fw_ Bob Feldman-3.12.18 bail update”). Nancy Mitchell is very concerned about the Feldman’s elderly dog, Lucy. There is some confusion about who is doing what to take care of Lucy, but it appears Lucy is getting fed regularly and walked several times daily. A neighbor is concerned about the upkeep of the Feldman home as this situation develops. Casey will monitor.
 - b. Green Cross, LLC update – The Court dismissed the appeal by Green Cross. Green Cross could appeal to a higher level (reference “Green Cross Application” and “2018-02-26 Order RE_ City Defendant's Motion to Dismiss Pursuant to C.R.C.P.pdf”).
 - c. Southmoor Station update – District 4 Councilwoman Kendra Black’s “The Future of Southeast Denver: Your Voice Matters” was a success and was well attended (reference “FutureofSoutheast-20feb18.pdf” and “2018-02-27 email from Black re Southmoor Station.pdf”). There will be a follow-up meeting Tuesday, April 3 at TJHS, 6 PM.
7. Action Items:
 - a. Roof Ratifications – No action.
 - b. Roof Covering – No action.

c. Miscellaneous Ratifications:

1) 4085 S Niagara Way (Crouse) – Shed - Motion to approve a shed for Matt and Whitney Crouse at 4085 S Niagara per the request information submitted to the Board and painted the same colors and with the same roofing product as their home by Jack Green, seconded by Nathan Lew, unanimously approved (reference “4085 S. Niagara-Crouse shed request.pdf”, “RE_Re_[EXTERNAL] SPEHA Shed request”, and “2018-03-09 (Crouse) 4058 S Niagara Way Shed Approval.pdf”).

2) \$60.00 reimbursement to Robert Finkelmeier for PO Box annual fee - Motion to reimburse Robert Finkelmeier \$60.00 for the annual SPEHA Post Office box fee by Jack Green, seconded by Nathan Lew, unanimously approved (reference “SPEHA PO BOX.pdf”).

d. Miscellaneous Expense Actions:

1) \$112.00 to Fireball Creative for web services - Motion to approve \$112.00 to Fireball Creative for web services by Robert Finkelmeier, seconded by Becky Stuart, unanimously approved (reference “Inv_2432_from_Tracy_Fagan_LLC_4252.pdf”).

2) \$10.00 to Casey Funk for Secretary of State periodic filing fee - Motion to reimburse Casey Funk \$10.00 for Secretary of State periodic filing fee by Becky Stuart, seconded by Patrick Morgan, unanimously approved (reference “2018-02-23 Periodic Report Receipt.pdf”).

e. Miscellaneous actions:

1) Removal of Robert Feldman as a Director of the Association – Casey Funk went over the Covenants regarding the removal of a Board member for “good cause”, which requires 2/3 vote of the Board. After discussion, the Board felt there is good cause to remove Robert Feldman from the Board. Motion to remove Robert Feldman from the Board of SPEHA by Steve Rohs, seconded by Nathan Lee, unanimously approved. Casey will notify Mr. Feldman by mail.

8. Treasurer’s Report (Green) – Jack Green reported SPEHA has a balance of \$109,442.35 (reference “SPEHA Balance Sheet 022818.pdf”) as of February 28, 2018. There is approximately \$4,000.00 in 2018 Homeowners’ dues to be collected, and there is approximately \$20,000.00 in the SPEHA checking account, which is enough to meet the Board’s needs for the year.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Robert Finkelmeier reported the spring newsletter is a work in progress and requested bios from the new Board members.

10. Parks & Neighborhood (Green) – Becky Stuart offered to contact District 4 Councilwoman Kendra Black about the increase in traffic and speeding on Poplar/Oneida St between Hampden and Princeton.

11. Traffic & Safety (Morgan, Finkelmeier) – Jack Green reported that stop signs were installed at Poplar and Jarvis.

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues – 3702 S Newport (Chism) – update – Casey Funk reported the Chism’s through their attorney are not interested in mediation. The Levisohn’s are frustrated and may try to talk to the Chism’s in an effort to work something out. One option is to go to court, although the current Covenants are not very strong on this issue. The Board may ask our attorney, Peter Muccio, to re-write the Covenants with stronger language, which would require a 60% vote of SPEHA residents.

15. Old Business – No report.

16. New Business

a. Steve Rohs is keeping up with Registered Neighborhoods Organizations (RNO) who is opposing irresponsible growth in Denver, which is supported by Denver Mayor Michael Hancock, and the current Denver City Council.

b. The former Nick & Jim's BBQ building will soon re-open as the South Side Social Club, a neighborhood tavern.

17. Adjournment - Motion to adjourn at 7:40 PM by Reese Jameson, seconded by Robert Finkelmeier, unanimously approved.

Next meeting: April 11, 2018