

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
June 13, 2018 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchell, 3650 S Pontiac Way; Ann Espinola, 6802 E Ithaca; and Dana, Frannie, and Barrett Alshouse, 3666 S Narcissus.

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the May 9, 2018 Board Minutes. Motion to approve the May 9, 2018 Minutes by Bob Engel, seconded by Ethan Lew, unanimously approved (reference “5.9.18 Board Minutes-approved.docx”).
3. President’s Report – No report.
4. Visitors: Ann Espinola attended her first Board meeting in 25 years just to see what goes on during a Board meeting.
5. Southmoor School Report – Construction has begun on Southmoor ES. The Board received a complaint about many weeds growing in the sidewalks, parking lot, street gutters, and lawn. Casey Funk passed the complaint along to Sarina Compoz, Southmoor Principal. The weeds were mowed.
6. Information items
 - a. Garage Sale – debrief – Bob Engel reported 30 homes participated in the Garage Sale this year, up slightly over last year. Three (3) of the new Garage Sale advertising signs were stolen. Bob and Cindy Engel spent a total \$600 on the Garage Sale. Of that \$600, the Engel Property Group donated \$150. Bob will turn in receipts for \$450 (signs, balloons, and advertising).
 - b. Chicken coop request 3666 S Narcissus Way, Frannie and Wenona - Frannie & Wenona Alshouse contacted the Board about the possibility of having several chickens in their backyard (reference “3666 S Narcissus_ Request for chickens” and “Frannie & Wenona Alshouse.pdf”). Frannie Alshouse read a letter (Wenona was unable to attend) asking the Board why chickens are not allowed in the neighborhood and making a case that besides providing fresh eggs, chickens teach responsibility among other positive outcomes. Casey Funk explained that the SPEHA Covenants, written in the 1960’s, prohibited all farm animals, including chickens. He also explained the Covenants can be changed by a 67% vote by the homeowners. Casey suggested

they start small, maybe surveying their block about possible support for changing the Covenants to approve chickens before going to the entire neighborhood.

c. UMB Bank – Robert Finkelmeier obtained the site plan and two photos/drawings of the new UMB Bank (reference “UMB SITE PLAN.PDF”, “Columbine-full.jpg”, and “Columbine-exterior.jpg”). Casey Funk reiterated the new bank building will not be a kiosk. It will be a nice structure although a smaller building than the current bank with a smaller footprint and with the loss of some parking. Jack Green suggested asking the Bank to build a fence and plant shrubbery as a shield between the Bank and Southmoor Park much as Walgreens has done on the opposite side of the Park. Casey will follow-up with the Bank. The current Bank building will be torn down to make way for an emergency room medical facility. Ann Espinola raised the question about ambulances arriving at all hours, day and night. Cece Cohan asked about ambulance entrances and how that might affect the neighborhood. Already noted due to the construction is a lot more cars parking in the neighborhood due to the loss of parking.

7. Action Items:

a. Roof Ratifications – No report.

b. Roof Covering – No report.

c. Miscellaneous Ratifications – No report.

d. Miscellaneous Expense Actions – Motion to reimburse Bob Engel \$450 for expenses associated with the 2018 SPEHA Garage Sale by Troy Hendelman, seconded by Cece Cohan, unanimously approved.

e. Miscellaneous actions – No report.

8. Treasurer’s Report (Green) – Jack Green reported SPEHA has a balance of \$110,201.31 (reference “SPEHA Balance Sheet 053118.pdf”) as of May 31, 2018. Unpaid 2018 Homeowners’ Dues total \$4,829.00. Homeowners are assessed a \$2.50 late fee if dues are not paid after the 2nd notice. Most pay the late fee, although some do not or ask for a waiver. The Board supported giving Casey Funk and Dan Beck, SPEHA Record/Bookkeeping Manager, the authority to make a decision on late fees on a case-by-case basis.

The Board has spent \$1,1875 on Newsletters this year so far, slightly more than was spent in all of 2017. Two Board CD’s rolled over. There was brief discussion about moving the CD’s to get a higher rate of return, but the positive PR with the bank and use of their Board Room is worth more than the slight increase in return on the CD’s.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Casey will begin writing the next Newsletter. Ethan Lew volunteered to start working on a SPEHA e-mail address data base, so the Board can hopefully send most Newsletters by e-mail in the future. The Annual SPEHA Picnic will be a good place and time to sign neighbors up for electronic Newsletters.

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

11. Traffic & Safety (Morgan, Finkelmeier) – Everyone is noticing more traffic, especially cut-through traffic and drivers often driving well above the 25 MPH speed limit. Cece Cohan feels her orange flags at the Mansfield & Oneida St/Poplar intersection has made a difference in the number of cars running the stop signs. Casey Funk will talk with the Police about the volume of traffic, speeding, and running stop signs. Patrick Morgan, who funded the SPEHA Slow Down signs, offered to give the signs away in an effort to slow drivers down. A couple of Board members took him up on his offer.

12. Website Report (Finkelmeier) – No report.

13. Architectural, Covenants and Bylaws – No report.

14. Neighborhood issues

a. 3702 S Newport Way (in executive session) – The Board met in executive session to discuss a letter the Board received from Richard Chism’s attorney.

b. Care of property – Reese Jameson sent an e-mail to the Board regarding what he sees as a deterioration in the appearance of the neighborhood over the last 5-10 years (reference “appearance of the neighborhood - 5.30.18”). Reese Jameson, Robert Finkelmeier, Bob Engel, Troy Hendelman, and Fred Jorgensen volunteered for this project to identify and contact homes in SPEHA that might be below the minimum standards set forth on Reese’s e-mail.

15. Old Business – No report.

16. New Business – No report.

17. Adjournment - Motion to adjourn at 8:19 PM by Troy Hendelman, seconded by Cece Cohan, unanimously approved.

Next meeting: July 11, 2018