

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
July 11, 2018 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchell, 3650 S Pontiac Way; Carole Jorgensen, 3818 S. Newport Way; Kim Truong-Vu; and Henry C. Kyle, 1410 Grant St B302.

1. In Casey Funk's absence, Fred Jorgensen called the meeting to order at 7:00 PM and declared a quorum present.

2. The Board reviewed the June 13, 2018 Board Minutes. Motion to approve the June 13, 2018 Minutes by Bob Engel, seconded by Cece Cohan, unanimously approved (reference "6.13.18 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors:

a) Kim Trong-Vu – is representing a graduate research study at CU Boulder-Denver called DBASE, Denver Study of the Built and Social Environment, an innovative research project about health and neighborhoods in Denver.

b) Henry C. Kyle – is with The Kyle Group and is representing Green Cross Medical Marijuana of Cherry Creek, 3400 S. Oneida Way. Green Cross would like to do more community outreach, and Mr. Kyle is meeting with community groups to observe and look for ways Green Cross can get more involved with the community.

c) Nancy Mitchell – is here to observe the meeting and especially anything that might affect Pontiac Way.

d) Carole Jorgensen – is observing the meeting.

5. Southmoor School Report – Ethan Lew reported he discovered an unsheltered person sleeping on the Southmoor Elementary School campus, which he reported to the police.

6. Information items

a. Band Concert – July 14, 2018 – Patrick Morgan offered to present the SPEHA check for \$500 to the Denver Concert Band and to pick up the five (5) concert advertising signs. Patrick will also have SPEHA Slow Down signs available for free at the concert.

b. Picnic – Status Report: August 19, 2018 – Casey Funk has not heard back from the anonymous donor who funded the SPEHA Picnic last summer. We will need to grill burgers and dogs again as we have in previous years. Casey has rented grills and other items, a DJ, porta-potties, etc. He needs help contacting sponsors for raffle gifts. Jay Simonson, former Board member, might agree to help with food and grilling again this year.

c. Short term rentals – Lori Lee, SPEHA homeowner and realtor, has a client who wants to buy a second (2nd) home in SPEHA and then rent it out on a short-term lease for two (2) months. Ms. Lee inquired about any SPEHA policy for short-term rentals. The Board has opposed Airbnb type rentals in the past due to concerns a home is for business purposes with its frequent turnover of renters rather than a single-family home. There was discussion about short-term rentals, City of Denver legal requirements for a short-term license, and whether rentals are covered in the SPEHA Covenants. No policy decision was reached, but the general tenor was to oppose short-term leases.

d. Centura – Casey Funk was contacted a couple weeks ago by a representative of Centura about holding a community wide meeting to discuss Centura's plans to construct an emergency care facility on Hampden, backing up to Southmoor Park. (The former property of the UMB Bank at 6900 E Hampden Avenue. The UMB Bank is building a new building next door at the corner of East Hampden and S Oneida Way.) Casey expressed the Board's concerns about parking and any emergency ambulance service that could disturb the peace and quiet of surrounding neighbors. He has not heard from the Centura representative since, nor has Councilwoman Kendra Black heard from her. Kendra wants to know the Board's position on this matter. Casey believed the Board would be willing to push back on the issues of parking and sirens. There was much discussion about the Board's past efforts to push back on development projects, the need to take a strong stand on current development projects, and to do "something" to protect the neighborhood.

e. Neighborhood Appearance Project – The Board is in general support of this project. Every home in the neighborhood was surveyed and 120-130 were noted as needing some front yard appearance improvement - "curb appeal," from needing a huge amount of work to spiffing things up to meet minimum standards. The Summer SPEHA Newsletter will be sent electronically soon and a paper copy will be mailed shortly thereafter. The Board would like a letter mailed to those that need to improve the upkeep and appearance of their yards and would like to review the letter before it goes out to homeowners.

f. SPEHA Visioning Project – There was discussion about the Board going ahead with the idea of hiring a consultant, spending the money, and advancing a vision for SPEHA and our surrounding areas. There was a basic general agreement that it would be best to plan ahead.

7. Action Items:

a. Roof Ratification - 6984 E Jarvis Pl, Davinci, Shake, Mountain Vari-blend color - Motion to ratify the previously e-mail approved roof for the Sar's at 6984 E Jarvis Pl by Reese Jameson, seconded by Robert Finkelmeier, unanimously approved (reference "2018-07-09 (Sar) 6984 E Jarvis Pl.pdf").

b. Roof Covering- No report.

c. Miscellaneous Ratifications – No report.

d. Miscellaneous Expense Actions - Motion to approve the following expense items by Troy Hendelman, seconded by Patrick Morgan, unanimously approved:

1) \$606.50 to Dan Beck for quarterly bookkeeping fee - \$600.00- Management fee, FY/2018 - 2nd quarter; \$6.50-postage (reference “Property Management Activity Report - FY2018-Q3.xls”);

2) \$85.67 to Bob Engel, misc. expenses for neighborhood garage sale – (reference “SPEHA GARAGE SALE RECEIPTS_06.09.18.pdf”);

3) \$37.00 to Fireball Creative for web services; and

4) \$500.00 to Denver Municipal Band.

e. Miscellaneous actions – No report

8. Treasurer’s Report (Green) – Jack Green, Treasurer, was absent. SPEHA has a balance of \$110,073.81 (reference “SPEHA Balance Sheet 063018.pdf”) as of June 30, 2018. 58 homeowners are behind on Homeowners’ Dues totaling \$4,504.00.

9. Newsletter & Bulletins (Finkelmeier, Funk) – The Summer Newsletter is ready to go out both electronically and via US Postal Service.

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 – No Report.

15. Old Business – No report.

16. New Business – No report.

17. Adjournment - Motion to adjourn at 8:20 PM by Robert Finkelmeier, seconded by Becky Stuart, unanimously approved.

Next meeting: August 8, 2018