

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
August 8, 2018 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: William and Lorraine King, 3784 S Poplar; Henry C. “Corky” Kyle, 1410 Grant St, Ste. B304-1, 80203; Nancy Mitchell, 3650 S Pontiac Way; and Carole Jorgensen, 3818 S. Newport Way.

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 July 11, 2018 Board Minutes. Motion to approve the July 11, 2018 Minutes by Ethan Lew, seconded by Patrick Morgan, unanimously approved (reference “7.11.18 Board Minutes-approved.doc”).

3. President’s Report – No report.

4. Visitors:

a. William King, 3784 S Poplar, appeared requesting approval for the expansion of his driveway to accommodate his RVs, van/campers, and boats when he has them at his home to repair, outfit, and update them for upcoming trips. He does not want to park them on the street in front of his home anymore, because as he claims his RVs, van/campers, and boats have been hit three (3) times (photos available upon request) causing thousands of dollars of damage. He does not plan to “store” them at his home as he has adequate storage off site. He only has them there for short periods of time (but usually longer than 72 hours) to work on them. Mr. King submitted a written drawing of his proposed expansion (reference “3784 D Poplar-King driveway expansion plans.pdf”). No vote was taken to allow the Architectural Committee time to review Mr. King’s plans.

Mr. and Mrs. King thought it might be reasonable to notify the Board when he has one of his RVs, van/campers, and/or boats parked at his home to repair, outfit, and update them with an estimate of how long the vehicle might be at his home. This would allow the Board to be aware of his plans and allow the Board to respond to any homeowner’s questions or concerns.

b. Henry C. Kyle, The Kyle Group, 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. However, other than introducing himself he did not share any

other comments or rationale for his attendance. Mr. Kyle signed in as a visitor and conferred with Fred Jorgensen before the meeting started but did not stay for the meeting itself.

c. Nancy Mitchell is attending to observe the meeting and hear anything that might affect Pontiac Way.

d. Carole Jorgensen is observing the meeting.

5. Southmoor School Report – Casey Funk notified Sarina Compoz, Southmoor Principal, that the Linden tree on the corner of Magnolia Way and Monaco is blocking the view of oncoming traffic for cars turning right from Magnolia Way and needs to be trimmed.

6. Information items

a. Band Concert – July 14, 2018 – Patrick Morgan reported the concert was a success with about 200 neighbors attending. He gave away 8 SPEHA Slow Down signs for free at the concert.

b. Picnic – Status Report: August 19, 2018 – Casey Funk reported Denver Parks issued the permit to SPEHA to use Southmoor Park. HighPointe Assisted Living & Memory Care will provide ice cream. CityWide Bank will do something for the picnic but not sure what yet. We still need someone(s) to solicit about 10 -15 gift cards for the raffle. If each Board member gets just one - we're done. Also, the City is requiring that we take away the trash from the picnic, so if each Board member can grab a bag of trash after the picnic that would help.

Jack Green attended the University Hills neighborhood picnic recently. They had several posters that invited neighbors to “vote” for the favorite things they liked about U Hills, things that could be improved, etc. (reference “U Hills Picnic 1.JPG”, “U Hills Picnic 2.JPG”, and “U Hills Picnic 3.JPG”). Steve Rohs offered to take on this project for the SPEHA picnic and said he would contact Kendra Black, City Councilwoman – District 4, about the posters she developed.

Robert Finkelmeier reported Commander Rick Kyle is the new Denver Police District 3 Commander, and there would be officers attending the picnic. Denver Fire will have a truck at the picnic unless called away.

c. Centura – Casey Funk and Fred Jorgensen are meeting with Centura on August 16th to discuss Centura’s plans to construct an emergency care facility on Hampden Ave, backing up to Southmoor Park (The former property of the UMB Bank at 6900 E Hampden Avenue). Basically, it depends upon the type and use of the facility. If it is a medical facility, it is permitted. If it is a hospital, it is not. The question becomes, is it an emergency care facility/hospital or a medical facility? Casey asked Peter Muccio, Board attorney, to look into this. Cecil Cohan suggested Mr. Muccio attend the September 12 meeting with facts. It may come down to whether it is a facility that is primarily for in-patient care. The City has advised Councilwomen Kendra Black they think it is a medical facility. The City has also told Kendra that Centura still needs to get a "use" permit.

Casey expressed the Board’s concerns about parking and any emergency ambulance service that could disturb the peace and quiet of surrounding neighbors. Casey asked Centura to provide noise studies and how often/how many ambulance runs are “normal” for similar facilities.

d. Neighborhood Appearance Project – Casey Funk has sent out over fifty letters to homeowners so far. While Casey is out of town, Robert Finkelmeier and Reese Jameson will mail additional letters. Most of the feedback received back has been positive, and a few neighbors have asked for clarification about their letters. Casey has received two negative responses.

7. Action Items:

a. Roof Ratifications - 3672 S Narcissus Way (Bertoli) – Motion to ratify the previously e-mail approved Gerard stone-coated steel, Canyon Shake, Windsor color roof for the Bertoli’s at 3672 S Narcissus by Steve Rohs, seconded by Patrick Morgan, unanimously (reference “2018-07-20 (Bertoli) 3672 S Narcissus Way.pdf”).

b. Roof Covering – No report.

c. Miscellaneous Ratifications – No report.

d. Miscellaneous Expense Actions - Motion to approve the following expense items by Cecil Cohan, seconded by Steve Rohs, unanimously approved:

1) \$18.00 to Casey Funk for DORA annual renewal (reference “2018-07-21 DORA receipt.pdf”);

2) \$791.35 to Signal Graphics for newsletter printing and mailing (reference “33122-INVOICE%5b1%5d (1).pdf”); and

3) \$120.00 to Fireball Creative for web services (reference “Inv_2493_from_Tracy_Fagan_LLC_1804%5b1%5d (1).pdf”).

e. Miscellaneous actions – No report.

8. Treasurer’s Report (Green) – Jack Green, reported SPEHA has a balance of \$109,509.64 (reference “SPEHA Balance Sheet 073118.pdf”) as of July 31, 2018. 562 homeowners are current with the annual dues; 54 homeowners are in arrears with their dues totaling \$4,376.50.

Jack reported the budget will run very close to break even or negative, depending partly on the number of newsletters we publish the rest of the year.

Robert Finkelmeier reported that Dr. Kyle Griffith, 58 Dental, 7090 E Hampden, Suite C, is sponsoring several Newsletters for \$600.

9. Newsletter & Bulletins (Finkelmeier, Funk) – No report.

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 8:12 PM by Troy Hendelman, seconded by Bob Engle, unanimously approved.

Next meeting: September 12, 2018