

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
December 12, 2018 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Chris Lee, 4053 S Olive St; Bill Lee, 7070 E Oxford Ave; Stan Wolfson, 3947 S Peach; and Nancy Mitchell, 3650 S Pontiac Way.

1. Casey Funk called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the November 14, 2018 Board Minutes. Motion to approve the November 14, 2018 Minutes by Troy Hendelman, seconded by Patrick Morgan, unanimously approved (reference "11.14.18 Board Minutes-approved.docx").

3. President's Report – No report.

4. Visitors

a. Stan Wolfson, 3947 S Peach, is a SPEHA neighbor and also a resident of Sans Souci, a housing addition within SPEHA including 3907 S Peach Way, 3917 S Peach Way, 3927 S Peach Way, 3937 S Peach Way, 3947 S Peach Way, 3957 S Peach Way, 3967 S Peach Way, 3987 S Peach Way, 3900 S Monaco Pkwy, 3920 S Monaco Pkwy, 3940 S Monaco Pkwy, 3960 S Monaco Pkwy, 6520 Mansfield Ave, 6540 Mansfield Ave, and 6560 Mansfield Ave. Mr. Wolfson is increasingly concerned with the proliferation of SPEHA neighbors storing their trash, recycling, and composting bins in their driveway or along the side of their homes, so they are visible from the street. The only place to store these bins in the Sans Souci addition so they are out of sight is in their garage. It's not possible to store the bins in their backyards as the Sans Souci fences have no gates. As SPEHA and Sans Souci neighbors acquire more and more "toys" that need to be stored in garages, it becomes an issue where to store these bins and still keep them out of sight from the street. SPEHA Covenants state, "No fence, wall, or hedge nor any pergola or other detached structure for ornamental purposes shall be erected or maintained on any part of any Lot in front of the front building limit line and on corner Lots in front of either the front building limit line or side street building limit line as provided herein." Mr. Wolfson requested approval for a variance of 12 inches-14 inches from the SPEHA Covenants to build a "trash can corral" in front of his Mansart roof line on the corner of his home to store and hide his bins. The corral will match the style and color of the Sans Souci fences, will be built on a concrete pad, and will be just high enough to hide the bins from the street. Mr. Wolfson provided photos of the location of his structure and information about the "trash can corral" (reference "3947 S Peach, Wolfson request for approval for trash can corral.pdf"). Mr. Wolfson offered to encourage his Sans Souci neighbors to build their own "trash can corral" in order to store their bins out of sight.

Motion to approve a SPEHA Covenants variance of 12 inches-14 inches to allow Stan Wolfson, 3947 S Peach, and all homes in the Sans Souci HOA, to construct a "trash can corral" outside the front building limit on a concrete pad in harmony with and matching the style and color of the Sans Souci fences, and sufficient height to hide trash, recycling, and compost bins from the street, not exceed 5 feet, subject to approval by the Sans Souci HOA Board by Becky Stuart, seconded by Patrick Morgan, unanimously approved (reference "3947 S Peach, Wolfson request for approval for trash can corral.pdf").

b. Bill Lee, 7070 E Oxford, is concerned about the appearance and condition of the home at 4190 S Pontiac. The home is a rent house with no occupants for well over a year. The Board contacted the owner in July and will follow-up again.

5. Southmoor School Report – Troy Hendelman reported a Southmoor student recently passed away due to illness.

6. Information items

a. Bike Lane – Bill Lee commented on the increase of “cut-through” traffic in the neighborhood since the bike lane opened. The City is scheduling a meeting to discuss the bike lanes in January. Casey Funk has been in contact with District 4 Councilwoman Kendra Black about the bike lane issue and will continue to follow-up with her. Becky Stuart supports moving the bike lanes into the SPEHA neighborhood and sending a blast e-mail to SPEHA neighbors about the January meeting.

b. Annual meeting - January 22, 2019 – The SPEHA Annual Meeting will be held on Tuesday, January 22, 2019, at Southmoor Elementary School at 6:45 PM. Speakers will include District 4 Councilwoman Kendra Black, officers from District 3 Denver Police Department, and Sarina Compoz, Principal Southmoor Elementary School. Centura Health will have representatives at the meeting to answer any questions and may make a short presentation.

7. Action Items:

a. Roof Ratifications: - 4015 S Olive St – Davinci, Bellaforte Slate, Gray - Motion to approve a Davinci, Bellaforte Slate, Gray roof for Dave Miller, 4015 S Olive, by Reese Jameson, seconded by Ethan Lew, unanimously approved (reference “2018-11-30 (Out West) 4015 S Olive St.-Miller.pdf”).

b. Roof Covering – None.

c. Miscellaneous Ratifications – None.

d. Miscellaneous Expense Actions – Dan Beck, SPEHA Records Keeper, requested a 10% fee increase for his services from \$600.00/quarter to \$660.00/quarter. His fee has not been increased since 2002. Motion to approve a 10% fee increase for Dan Beck, SPEHA Records Keeper, from \$600.00/quarter to \$660.00/quarter effective immediately by Jack Green, seconded by Reese Jameson, unanimously approved (reference “Dan Beck fee increase request”).

e. Miscellaneous actions – None.

8. Treasurer’s Report (Green) – Jack Green reported SPEHA has a balance of \$102,675.45 as of November 30, 2018. Jack announced he will not be able to attend the SPEHA Annual Meeting, January 22, 2019 and asked someone else to deliver the treasurer’s report.

Jack reported the 2018 budget looks a bit better than earlier projected with the possibility of a little better than break-even year. The Board will have approximately \$7,000-\$7,500 in cash going into 2019. Jack recommended putting \$5,000.00 in a CD. Motion to approve putting \$5,000.00 into a CD by Troy Hendelman, seconded by Robert Finkelmeier, unanimously approved.

Jack also reported Dan Beck, SPEHA Records Keeper, spent about twenty hours researching and reconciling each homeowners’ account carrying a previous year balance and setting the balance of each owner for the beginning of 2019.

9. Newsletter & Bulletins (Finkelmeier, Funk) – Robert Finkelmeier announced the December Newsletter hard copy was mailed. The electronic copy will go out December 13. Ethan Lew suggested we start getting homeowners to sign up for an electronic version of the Newsletter only, opting out of the hard copy, saving money for printing and mailing costs.

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

a. Nancy Mitchell reported the Denver Police Department has a program called “Pups on Patrol.” Pet owners attend a 1-hour training about being observant for suspicious activity in the neighborhood as they walk their pets. The pet receives a “Pups on Patrol” bandana!

b. There was brief discussion about the increase in “porch pirate” activity. Whole Foods provides lockers that to receive Amazon packages which can be picked up there.

15. Old Business – No report.

16. New Business – Reese Jameson announced he will not be a candidate for the Board at the 2019 Annual Meeting. He has another volunteer position that is taking as much or more time than he expected. He will step aside after the 2019 Annual Meeting. The Board thanked Reese for his many years of service to the neighborhood and his tireless efforts as Secretary. The Board further recognized Reese and his wife Diane for their efforts in reopening Southmoor Elementary. Becky Stuart volunteered to take over the position of Secretary.

17. Adjournment - Motion to adjourn at 7:48 PM by Becky Stuart, seconded by Troy Hendelman, unanimously approved.

Regular Meeting: January 9, 2019

Annual Meeting: January 22, 2019