

Southmoor Park East Homeowners Association, Inc.  
REGULAR BOARD MEETING  
January 8, 2020 - 7:00 PM  
Citywide Bank

MINUTES

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

Visitors: Nancy Mitchell, Dr. Scott Cunningham, 3771 S Narcissus Way. Dr. Cunningham expressed interest in joining the Board. He has been a resident for 25 years. He would like to serve the neighborhood. Under the bylaws he must wait until the annual meeting to be elected to the Board.

1. Bob Engel called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the December 11, 2019 Board Minutes. Motion made to approve the December 11, 2019 Board Minutes, seconded; unanimously approved (reference “12.11.2019 Board Minutes.pdf”).
3. President’s Report –
  - Nomination made to elect Bob Engel as President of the Association. Unanimously approved. Bob and other members of the Board thanked Casey Funk for his years of service as past President.
  - Bob expressed his desire to establish a policy on adjacent development that was started by Kendra in the visioning process.
  - Bob would also like to renew our efforts to increase dues of members of the Association.
4. Southmoor School Report – Troy reported that school back in session
5. Information items:
  - a. Annual Meeting: Stephen volunteered to provide coffee and cookies again this year. Casey will help Bob prepare for the meeting. Speakers are lined up.
  - b. Green Cross LLC: Casey reported that he filed an objection to the Hearing Officer’s Recommendation on behalf of SPEHA (reference “2020-01-03 SPEHA Objections”). Casey explained that the Director of Excise and Licensing will consider the Hearing Officer’s Recommendation (reference “2019-12-20 Recommendation”) and any objections and issue a final decision. Casey reported that Wellshire East also filed

objections. If the Director grants the license, then the Board must consider whether to file an appeal.

6. Action Items:

- Roof Ratifications: None
- Roof Covering requests: None
- Miscellaneous Ratifications:
  - \$341.00 to Signal Graphics – postage- newsletter. Motion made to approve payment, seconded, unanimously approved.
- Miscellaneous Expense Actions:
  - \$15.00 to Casey Funk -parking fee- attendance at Hearing on Green Cross application on December 18. Motion made to approve payment, seconded, unanimously approved.
  - \$14.95 to Fireball Creative – website – annual Domain registration. Motion made to approve payment, seconded, unanimously approved.
  - \$668.84 to Dan Beck – fourth quarter invoice. Motion made to approve payment, seconded, unanimously approved.
  - \$781.56 to Signal Graphics – printing and publishing invoice for newsletter. Motion made to approve payment, seconded, unanimously approved.
- Miscellaneous Actions:
  - Assignment of 7101 E Oxford Ave lien. Lien purchaser submitted purchase documents late in the day. No time for our attorney to review. Matter tabled for further discussion and action.

7. Treasurer’s Report (Green) –Reports attached.

- Financials. Jack reported a net gain of 7,550.07 for 2019. But this did not include the recent expense of \$2,251.00 for insurance.
- Budget. Jack will prepare a budget for the Association to approve at the annual meeting on January 22d.

8. Newsletter & Bulletins (Finkelmeier, Funk) – Newsletter went out on January 3d.

9. Parks & Neighborhood (Green) – Nothing to report

10. Traffic & Safety (Morgan, Finkelmeier)

11. Website Report (Finkelmeier) – Nothing to report

12. Architectural, Covenants and Bylaws

13. Neighborhood issues

- 3844 S Niagara. Stephen reported he received complaint that 3844 S Niagara is a rental that is apparently housing multiple family units that is contrary to our covenants and city code. Bob will follow up with a letter to the owner. Owner: Kenward G Bradley and Linda A Beers (4545 S Monaco ST #344 Denver CO 80237-3462).

14. Old Business – none.

15. New Business- none.

16. Adjournment - Motion to adjourn at 8:00 PM, seconded, and unanimously approved.

Next meeting: January 22, 2020 (annual meeting), February 12, 2020 (regular meeting)