

Southmoor Park East Homeowners Association, Inc.
REGULAR BOARD MEETING
February 12, 2020 - 7:00 PM
Citywide Bank

MINUTES

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

Visitors: Laura Rizzo- 3635 S Oneida Way. Prospective Board Member

1. Bob Engel called the meeting to order at 7:00 PM and declared a quorum present.
2. The Board reviewed the December 8, 2020 Meeting Minutes. Motion to approve all by, Fred Jorgensen, seconded by Ethan Lew; unanimously approved by board (reference "01.08.20 Board Minutes.pdf").
3. President's Report – Nothing to report
4. Southmoor School Report – Ethan Lew: Auction coming up. SPEHA should make a donation. Will look into options for SPE to give.
5. Information items:
 - a. Green Cross update: Casey Funk- No decision made as of 02/12/2020
6. Action Items:
 - a. Dan Beck will send out reminders for remaining 150 households that owe 2020 dues after due date of April 1. Monthly emailed statements/reminders is appropriate.
 - b. Miscellaneous Actions:
 - Assignment of Lien filed against 7101 E Oxford Ave- Update: Bob Engel. Ownership and Encumbrance report received 02/12/2020 concerning property shows \$375,000 in liens against property. Majority now owned by MJI- Michael Spawn. Paperwork has been drawn up to allow the purchase of the SPEHA lien for 50% of value (100% est. \$84,000) with the understanding that the buyer will foreclose on property in order to bring property up to standard and sell.

Motion to Approve as Presented- Troy Hendelman/ Fred Jorgensen

Discussion: Bob Engel- UCC1 filing will be used to secure promissory note during foreclosure process only and will be swapped out once property has been secured. If MJI is the successful bidder and improves property as promised lien balance of \$42,000 will be forgiven. If he is not the successful bidder even with the credit bid the remainder of the lien will be due to SPEHA. It is assumed that another bidder having to purchase the property for minimum \$375,000 (est. lien amounts) would not be a simple flipper and would improve property to standard and be a good neighbor.

Motion is approved unanimously. *Discussion on donations and neighborhood uses for any monies received concerning this property tabled for next meeting (or when process has begun).*

8. Treasurer's Report (Green) – Circulated by email.
9. Newsletter & Bulletins (Finkelmeier, Funk) – Call for information before next meeting to begin event planning for 2020. Garage Sale, Picnic, Auctions, Band Concerts, etc.
10. Parks & Neighborhood (Green) – Nothing to report.
11. Traffic & Safety (Morgan, Finkelmeier) – Nothing to report
12. Website Report (Finkelmeier) – Nothing to report
13. Architectural, Covenants and Bylaws- none.
14. Neighborhood issues- Stephen Rohs has heard complaints about too many people residing at 3844 S Niagara Way- Zoning issue. 311 will be called.
15. Old Business – none.
16. New Business- Motion to Approve new board member, Laura Rizzo -Ethan Lew, seconded by Rebecca Stuart, unanimously approved by board.
16. Adjournment - Meeting

Next meeting: March 11, 2020