

**MINUTES OF THE REGULAR MEETING OF THE
SOUTHPARK HOMEOWNER'S ASSOCIATION NUMBER 2
BOARD OF DIRECTORS**

October 20, 2011

The regular meeting of the Southpark Homeowners' Association Number II Board of Directors was called to order on October 20, 2011, at 8:24 PM in the Association's clubhouse by the Secretary. Directors present were; Linda Lancaster, Sharron Dorenkamp, Bruce Johnson, Jim Ramsay, Pat Cowdin, Nancy Jack. Chris Moulder did not attend. Our Property Manager Dale Lavene and Kevin Lavene were also present.

The Secretary noted a quorum was present.

The Secretary nominated Linda Lancaster for President. Jim seconded, and it passed.

The Secretary turned the meeting over to Linda.

Linda nominated Jim Ramsay for Vice President. Pat seconded, and it passed.

Linda nominated Sharron Dorenkamp for Secretary. Jim seconded, and it passed.

Linda nominated Pat Cowdin for Treasurer. Sharron seconded, and it was passed.

Linda moved to approve the minutes of the September 20, 2011 regular meeting as written. Bruce seconded, and it passed.

Pat reported on our financials. We have \$515,990.88 invested in our reserves. A \$100,000 Certificate of Deposit matures on October 29, 2011. Pat will work with Gene West of RBC Investments to re-invest.

Dale Lavene reported that from his October 2011 newsletter article requesting for volunteers to research playground equipment, only one person has replied.

Dale Lavene presented the ACC request to appoint Barb Pittman as a new member to their Committee. Linda moved to approve Barb's appointment to the ACC. Bruce seconded, and it was passed.

Dale Lavene discussed our Attorney Cheryl Mulvihill's recommending water termination for a unit. Linda moved to proceed with the water termination notice for 2914-C W. Long Circle as of November 7, 2011. Jim seconded, and it passed.

Dale Lavene reported that 2880-H W. Long Circle had not been painted, and recommended that Wes Murata be hired to paint the unit. Linda moved to hire Murata Coating Systems to paint the unit for \$830.00, and to bill the unit. Sharron seconded and it passed.

Dale and Kevin Lavene reported that there are about 2 units that may need to be repainted because the sheen is wrong at 2886 and 2890 W. Long Circle. They are doing a follow-up.

Dale Lavene updated the Board about the problem of children playing in the 2812 W. Long Drive alley. This may be a neighbor issue, so Dale will discuss it with our Attorney, Cheryl Mulvihill.

Bruce reported on a delinquency. Linda moved to waive the late charge and processing fee, for 1 time only, to 3031-B W. Long Court, with a reminder that payments are due on the first of the month. Pat seconded and it was passed.

There was no old business.

Dale Lavene reported that our newsletter articles will be: Annual 2011 Holiday Party, Sunday, December 4th, from 06:00 – 08:00 PM in our Clubhouse, our President's Letter, our Assessment rate change to \$111.00 effective January 1, 2012, Pay Assessments on-line information, Annual Meeting Notes, Snow removal policy, garage theft, leaf removal process, removal of flower planters both in front and behind our townhomes, and the 2011 Annual Report.

For new business, there was a discussion about phone numbers needed for the clubhouse. One number is needed so local calls can be made, like for 911 emergencies and to reach someone at the Clubhouse, while the other is strictly a voice mail for residents wanting to rent the clubhouse. Pat and Nancy will work this out. Nancy bought a new coffee pot and will give the receipt to Dale to give to Colorado Management.

Linda moved to pay our bills. Bruce seconded, and it passed.

Linda moved to adjourn at 09:07 PM. Sharron seconded, and it passed.