

Minutes of the Regular Meeting of the
SouthPark Homeowners Association Number II
Board of Directors
November 15, 2011

The regular meeting of the SouthPark Homeowners' Association Number II Board of Directors was called to order on November 15, 2011 at 07:01 PM in the Association's clubhouse by the President. Directors present were: Linda Lancaster, Sharron Dorenkamp, Bruce Johnson, Jim Ramsay, Nancy Jack, and Pat Cowdin. Chris Moulder did not attend. Our Property Manager Dale Lavene and Kevin Lavene were also present.

The Secretary noted a quorum was present.

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

Linda updated the Board that a replacement is needed for Chris Moulder.

Pat reported on our financials as of October 31, 2011. We have \$521,156.68 invested and earned \$500.00 in interest.

Dale updated the Board on the playground equipment project. Three people have volunteered. Linda asked for a Board member to chair this group. Pat volunteered to be the chair person and will try to get Chris Moulder's help. The Board also discussed hiring a playground consultant after the first of the year.

Dale Lavene informed the Board about a new water termination resolution needed per our Association Attorney Cheryl Mulvihill's request. Linda moved to do that action for 2914-C W. Long Circle as of December 19, 2011. Pat seconded, and it passed.

Dale Lavene presented a homeowner's request regarding repairs to the front patio of her townhome. Linda moved to grant an extension to 2882-E W. Long Circle until May 31, 2012 for replacing the bottom board on the townhome front wall. Bruce seconded, and it passed.

Dale Lavene presented out Association Attorney Cheryl Mulvihill's response to the problem of the children playing in the alley behind 2812 W. Long Drive. Per Cheryl's recommendation, Dale has written an article to be placed in our newsletter every other month, and maybe every month during the summers.

Dale Lavene presented the new Colorado Management Accounting Agreement that increases their monthly fee from \$1,644.00 to \$1,781.00, effective January 1, 2012. Linda moved to accept their agreement. Pat seconded, and it passed. This is the first

increase since they began providing accounting services in 2007, and was anticipated and in our 2012 budget.

Bruce reported our delinquencies. Linda moved to waive late fees for 1 time only, to 2872-H W. Long Drive, with a reminder that payments are due on the first of the month. Bruce seconded, and it passed. Linda moved to waive October late fees to 2898-F W. Long Circle, with a reminder that payments are due on the first of the month. Bruce seconded, and it was passed.

Dale Lavene reported that our December newsletter articles will be: annual 2011 Holiday Party, Sunday December 4th, from 06:00 – 08:00 PM in our Clubhouse, our assessment rate change to \$111.00 effective January 1, 2012, Assessment payment options, alley safety precautions, the 2011 Annual Report, Winter Tips, and renewal of Visitor parking permits.

Dale Lavene reported that our January 2012 newsletter articles will be: our monthly assessment rate change to \$111.00 effective January 1, 2012, Assessment payment options, alley safety precautions, Holiday decorations removed, Indoor Water Saving Tips from Denver Water, and parking reminders.

Old business was about the clubhouse phone system. Nancy will try to get the same phone company for both numbers, like maybe Liberty Bell, and get rid of Qwest.

Dave Earley of Emerald Isle Landscaping arrived at 07:35 PM.

New business discussion was the post card reminder for the 2012 monthly assessment increase to \$111.00.

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

Linda moved to adjourn at 07:42 PM. Sharron seconded, and it passed.