

**Minutes of the Annual Homeowner's Meeting
Second Jefferson Green Home Owners Association
October 12, 2015**

The 2015 Second Jefferson Green Home Owners Association Annual Meeting was called to order at 6:32 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Beth Nalty, Jana Kosupova and Alma Hernandez as Board Members, Debbi King representing IPM Residential Property Management.

To hold an Official Annual Meeting, representation of 1/10th of the ownership, or seventeen (17) owners must be present to constitute a quorum. Present at the 2015 Annual Homeowners meeting were fifteen (15) homeowner's and thirteen (13) proxies. A quorum was determined allowing for the meeting to be declared official.

Approval of 2014 Annual Meeting Minutes

Minutes from the 2014 Annual Meeting were reviewed. Karen Wildenstein motioned to accept the minutes as published. Tom Foush seconded the motion. All were in favor and the motion carried.

Business

- Karen Wildenstein presented to the homeowner the Presidents Report. The report highlighted the ups and downs that happened in the community during 2015. Highlighted events included: the new property management company coming on board and the drastically reduced delinquencies thanks to their hard work, the increased cost of property insurance, 8 balconies that were replaced leaving only 6 more to do in 2016, numerous irrigation repairs, tree trimming and parking lot restriping.
- Karen Wildenstein and Debbi King presented the 2015 financials and the proposed 2016 budget. There will be a 3% increase in 2016 Homeowner's Association Dues. The new HOA fee will be \$180.07.
 - Discussion
 - ~ Has the Board gotten multiple bids on property insurance? IPM is the process of getting multiple bids for insurance.
 - ~ A homeowner requested a different way to present the financials and the budget so that it would be easier to understand and to compare with the previous years budget.
 - ~ A question about how the 3% increase will be spent was asked. The response is to mainly help fund the reserve account and to help with the increase in property insurance and an increase in the landscaping contract.
 - ~Debbi will update both the year to date statement and the 2016 budget and send to homeowners.
 - Trish Harris motioned to approve the 2016 budget as proposed. Ally Bleidt seconded the motion. All were in favor and the motion passed.

Election of New Board Members

There were two (2) open Board positions. No one stepped forward to run for the Board positions leaving 2 open seats on the Board of Director's for Second Jefferson Green Homeowners Association.

Homeowner's Participation

The homeowners in attendance had some requests and concerns that were brought up during the meeting.

- Landscaping concerns – the landscapers appear to not be doing as good of a job as they used to.
- Would it be possible to purchase pet friendly snow melt?
- Please ask the landscape company to post more pesticide signs when they fertilize.
- Would it be possible to put a big recycle sticker on the recycle bins so that it is easier to know which bin is for trash and which one is for recycle
- Can the Board ask the city if they could put speed bumps on Garrison and Flower to slow down cars from speeding?

Adjourn

The 2015 Annual Homeowner's Association Meeting was adjourned at 8:16.