

**Minutes of the Annual Homeowner's Meeting
Second Jefferson Green Home Owners Association
October 10, 2016**

The 2016 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, Michael Teague, Jana Kosutova and Alma Hernandez as Board Members and 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 2016 Annual Homeowners meeting were sixteen (16) homeowners and fourteen (14) proxies, six were obtained by the board and eight were brought by one of the homeowners that was present. A quorum was determined allowing for the meeting to be declared official.

Approval of 2015 Annual Meeting Minutes

Minutes from the 2015 Annual Meeting were reviewed. Karen Wildenstein motioned to accept the minutes with the following corrections: Tom Foutch's name is corrected (was spelled Foush should be Foutch); Tom Foutch seconded the motion, all were in favor and the motion carried.

Business

- Karen Wildenstein presented the President's Report. The report highlighted the many projects completed or in progress in the community during 2016. The insurance claim was finally approved, paving the way for the much needed planned projects. Projects completed were the roof replacement which included gutter repairs and replacements, the addition of some gutters and painting of the items on the roofs; the last 4 balconies were replaced; there were some siding repairs and painting done as well as some mismatched garage doors painted; the trim around the garages and the man doors were painted and replaced as needed; potholes were filled in the parking lots along with infrared heating for the cracks; and fence repairs are in process. In addition to these capital improvements, there have been many trees and bushes trimmed or removed, mostly due to the blizzard(s) early in the year; and this will be an ongoing thing.
- Karen Wildenstein presented the 2017 budget which includes a 3% increase in Homeowner's Association Dues. The new HOA fee will be \$185.48, beginning in January 2017. The discussion that followed was mainly about aluminum wiring. One of the homeowners brought up that she has been consulting an attorney as she was upset about how it was presented to the homeowners. She also mentioned to the Board about the possibility of a class action lawsuit based on some of the communication that was sent out early in the aluminum wiring project. Other discussions were questions about the budget itself and all were answered by the Board. One homeowner asked about what was included in the expense titled Administration; Debbi will get that information to the homeowner.

Tom Foutch motioned to approve the 2017 budget as proposed; Cher Melichar seconded the motion. All were in favor and the motion passed.

Election of New Board Members

There was one (1) open Board position. A homeowner nominated Tom Foutch from the floor and he declined the nomination; then Cher Melichar stepped forward to run for the open Board position. Since there were no other nominations Cher Melichar was voted on to the Board by the present homeowners.

Adjourn

The 2016 Annual Homeowner's Association Meeting for Second Jefferson Green was adjourned at 7:54pm.