

**Minutes of the Annual Homeowner's Meeting  
Second Jefferson Green Home Owners Association  
December 12, 2017**

The 2017 Second Jefferson Green Home Owners Association Annual Meeting was called to order at 6:30 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Michael Teague, Vice President, Jana Kosutova, Treasurer, Alma Hernandez, Secretary and Cher Melichar, Member at Large, Debbi King representing IPM Residential Property Management and Kimberly Porter of Winzenburg, Leff, Purvis & Payne, LLP.

To hold an Official Annual Meeting, representation of 1/10<sup>th</sup> of the ownership, or seventeen (17) owners must be present to constitute a quorum. Represented at the 2017 Annual Homeowners meeting were 41 units and 6 proxies. A quorum was determined allowing for the meeting to be declared official.

**Approval of 2016 Annual Meeting Minutes**

Minutes from the 2016 Annual Meeting were reviewed. Kenneth Kloppenberg motioned to accept the minutes as published. Frank Van De Hey seconded the motion. All were in favor and the motion carried.

**Business**

- Karen Wildenstein presented the President's Report. The report highlighted the ups and downs that happened in the community during 2017. Highlighted events included: the budget deficit for 2018 and revision of the Declaration and By Laws.
- Business was devoted to the Declarations & By Laws revisions with Mike chairing that part of the meeting. Questions and concerns about the revisions were brought up by the homeowners and Kimberly answered those questions with discussion ensuing.
- The proposed 2018 budget was not presented as the vote needed to be completed in order to finalize the budget.

**Homeowner's Participation**

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

- Concerns about IPM.
- Parking Violations concerns – unhappy with the Boot system that was in place for about a month.
- Snow Removal concerns.

Homeowners were encouraged to vote before leaving the meeting; several ballots & consent forms were left at the meeting.

**Adjourn**

The 2017 Annual Homeowner's Association Meeting was adjourned at 8:00.