

**Minutes of the Special Homeowner's Meeting
Second Jefferson Green Home Owners Association
February 12, 2018**

Second Jefferson Green Home Owners Association Special Meeting was called to order at 6:32 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Michael Teague-Vice President, Jana Kosutova-Treasurer, Alma Hernandez-Secretary, and Debbi King representing IPM Residential Property Management.

To hold an Official Special Meeting, representation of 60% of the ownership, or 101 owners in attendance or by proxy to constitute a quorum. Present at the Homeowners meeting were Thirty (30) homeowners and Sixty-Six (66) proxies. A quorum was determined allowing for the meeting to be declared official; this was in error and, after consultation with the attorneys the next day, it was found that a quorum was not achieved with Five (5) units short.

Business

- Michael Teague presented the Budget Report, highlighting budget challenges we have come across and why we need to increase the HOA dues. He also provided facts on how the real estate market is moving as well as how the budget has changed and how it will affect all our homeowners with regard to looks of the property, property values and what amenities would change without the increase.

- Jana Kosutova focused her presentation on how the insurance deductible will affect all home owners.

- Karen Wildenstein assisted with answering questions on how prior decisions were made and why.
 - Discussion
 - Provided the opportunity for all home owners to address questions and concerns regarding the Budget.

A vote ensued that was later determined to be null and void.

Homeowner Participation

The homeowners in attendance had some requests and concerns that were brought up during this segment of the meeting; among them were IPM, the parking boot system, bidding process and fund allocation.

Adjourn

February Special Homeowner Meeting was adjourned at 8:50 pm.