

**Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association**

May 11, 2020

I. CALL TO ORDER

The meeting of the Board of Directors of Second Jefferson Green Homeowners Association was called to order at 6:36 pm by President Michael Teague. Also in attendance were, Treasurer, Jana Kosutova, Secretary, Cher Melichar; and Members at Large Ken Ayres and Ken Kloppenborg as Board Members, and Debbi King representing IPM Residential Property Management. The meeting was done over conference call because of Pandemic restrictions with the COVID-19 Virus restrictions. As this body comprised a full quorum, the meeting proceeded.

II. HOMEOWNER FORUM

No homeowners submitted anything for referral to be discussed during the Homeowner Forum so the Board moved straight to approval of the March minutes and the notation of why there was no April meeting held during the Stay-at-Home orders issued by Governor Jared Polis.

III. APPROVAL OF March, 2020 and the April, 2020 MINUTES

The March minutes and notation of April meeting cancellation were presented for approval. Mike Teague moved to accept the minutes as presented, Jana Kosutova seconded the motion. All remaining board members agreed and the minutes were approved and will be posted on the website.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS for April (cancelled meeting)

The Financials were presented for acceptance as the Board received them via email earlier in the week and has had some time to review them most of the Board had pre-approved the financials via email already. IPM recommended that the full amount of \$12,700 be made into the Reserve fund this month. Jana Kosutova moved to accept the financials as presented including the approval of the reserve fund transfer. Michael Teague seconded the motion. All remaining Board members were in agreement and the motion passed.

V. OLD BUSINESS

A) Pool and Security System (spring 2020) – In-Progress – IPM is sending someone out next week and modify the gate so no one can just reach in to open the door without a key.

B) Pool Equipment Door at the Cabana Damage. – In-Progress. Jesus Avila is working on the repair of the damage at the Cabana at the Pool. The Board would like to remind Homeowners that everyone must be vigilant about vandalism in the community as repairs of items like this cost all of us money that we don't have to waste.

- C) Replacement Reserve Fund Transfer** – This was handled along with the review of the Financials and a full transfer is being made this month.
- D) Garage/Property Inspection** – TBD. Debbi recommended, that due to the Covid19 Safer-at-home recommendations by our Governor, that we move the inspections to sometime around July or August. Ken Kloppenborg moved to delay the inspections till there is more direction from the governing bodies in the country and Ken Ayres seconded the motion. All were in favor and the motion passed.
- E) Balcony Handrail/Repairs** – Completed. – Final inspection was not scheduled due to COVID outbreak and movement restrictions in place with the general public. Debbi King did, however, check with all homeowners involved who were involved in the repair work, and all were very pleased with results and repairs. When we do the garage inspections, we will take another look at those balcony repairs as a final walk through.
- F) Safety Hazard Sidewalk Replacement** – In-Progress. Jesus is now moving into the third phase of the pavement replacement project to alleviate the trip hazards in the greenbelt sidewalks. Debbi will work with Jesus to inspect at a later date. It is important, however, to note that there has been costly vandalism of the concrete work by kids in the area who decided to demonstrate their “artistic” skills and drawing inappropriate words/pictures in the concrete. This required breaking apart some of the work and re-pouring. **THIS COSTS EVERY HOMEOWNER IN THE COMMUNITY.** When work has to be redone due to vandalism it is your money that is being wasted.

The Board has directed Debbi King to write something in the next newsletter to explain how we all need to be good stewards of the HOA funds. If you see either kids or adults engaged in vandalism it is up to all of us to put a stop to it. If you recognize kids who may be doing these things, sometimes just a call to the parents will be enough to stop such activities.

Not only did some of the concrete have to be re-poured, but there is an area of the sprinkler system in the same general area as the concrete damage occurred where some of the sprinkler lines have been pulled apart and filled with sand. This will be even more costly. The Board asked Debbi to relay more details on this in the next newsletter, as well. These are not victimless antics. The entire Community are the victims.

- G) Pathway lights Outage** – Pending – We need to keep looking for lamps and poles. We need to be able to build these replacement fixtures into the budget for next year. The Board has agreed to continue looking online to seek viable alternatives that may be less enticing to vandals or just harder to vandalize.
- H) Units with Gutter icing issues.** – Debbi asked if **Ken K? or KEN A?** and Jana could help her look at the most affected units with icing problems so they could brainstorm the best approach to take in order to prevent the icing and flooding of the gutters to subside.
- I) Garage Rat Traps** – Quarterly – There are still some areas where we have not been able to eradicate the rats that have appeared in some of the garages. The Board discussed leaving some of the traps in and the service will check quarterly with IPM checking more regularly in between to see if there was any activity. IPM is awaiting a price from the exterminator. The homeowner in question, has not seen signs of the rat in the garage of late, but the warmer weather has probably enticed it outside again.

- J) Pool Coping – Re-Caulking** – Scheduled – and now completed. Debbi has been to inspect it and says it looks great!

VI. NEW BUSINESS

- A) Pool Opening for Summer Season** – TBD – The City of Lakewood is starting to open up some amenities, but under very harsh restrictions in an effort to keep from furthering the spread of COVID-19.

Unfortunately, our pool is not big enough meet the requirements of the restrictions. These restrictions require that face masks be worn in the pool area at all times. We don't have adequate space to handle the maximum allowed 10 people in the pool area and still maintain the 6 feet of social distancing. It would require constant supervision the entire time the pool is open along with frequent disinfection of any items used by the attendees. Anyone not wishing to follow these rules would have to be barred from using the pool – no exceptions. We do not see how this is feasible at this time. We do not have the manpower to monitor the pool and those using it nor do we have the funds to hire someone to enforce the restrictions. We don't want to put the cover back on the pool because the sun is good at keeping down the algae growth and we do want to be ready to open, if possible.

The new pool keys have arrived and the pool has a new security system. No one will be able to enter the pool area without their new keys. We will continue to monitor orders from our State Governor with regard to how the metropolitan area and the rest of the state will roll out the reopening and phased relaxing of the COVID Stay-at-Home and Safer-at-Home orders. It has been recommended to get the pool prepared for opening so that if the restrictions are lifted or become less stringent, we can easily distribute key cards and reopen in prompt order.

- B) Reassignment of parking spaces in Lot #5.** Some time ago, due to various unavoidable considerations, there were three parking spaces that had to be reassigned in Lot #5. A former Board member pointed out that the time might be at hand to return the parking spots to their original order to better accommodate the residents now that some of the issues that caused the original switching no longer exist. The parties involved will be contacted and given the option of repainting the numbers to the original configuration if they wish the spaces to revert, but they will be responsible for the rearrangement of the spaces and repainting the numbers.

- C) Water Pressure Relief Valve** – A few homeowners have expressed concern that the water pressure coming into their units seems stronger than it has in the past and asked that a pressure relief valve be placed at the main water source. Investigation indicates that this procedure would cost tens of thousands of dollars and could adversely affect the water pressure of other homeowners who are not having an issue with the water pressure.

IPM recently had an engineer come out to look at the piping to see if there are alternatives to such a costly endeavor. The engineer said it would be much cheaper for those with concerns to use an individual relief valve at their building unit rather than at the main line which is very expensive. If the individual owners wish to do that, it would resolve their pressure issues without affecting the entire area. The Board has directed IPM to approach the homeowners with concerns on how to proceed if they wish to install individual pressure

relief valves at their units. Indeed, one Board member recently did this at a cost of under \$75. It was an easy installation and resolved their own water pressure issues.

VII. EXECUTIVE SESSION

Executive Session – began at 7:15 pm

- A. Homeowner requests
- B. Delinquency Report was discussed
- C. Reviewed & Signed Checks

At 7:29 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no other business to discuss, Michael Teague moved to adjourn the meeting, Ken Ayres seconded the motion. All members present agreed and the meeting was adjourned at 7:30 pm

NEXT MEETING DATE

The next Board Meeting will be held on Monday, June 8, 2020 for our regular meeting. The location and the manner of the meeting is yet to be determined pending further developments of the spread of the Covid19 Pandemic. The meeting will begin at 6:30 pm. It is highly recommended that if a homeowner has something they wish to present to the Board, they submit it through IPM well in advance of the meeting so we can discuss it in whatever venue or meeting adaptation we may have to use to hold our next meeting. Thank you for your understanding as we all continue to try to adapt to a new “normal” way of doing things.

Respectfully submitted,



Cher Melichar, Secretary

Debbi and fellow Board members –

I realize I took some license to interject comments relative to all the residents' responsibility to watch out for, and prevent, vandalism in the Community. If you feel it to be more appropriate, I will be happy to remove those comments and expand upon them somewhat for inclusion in the newsletter that Debbi is so graciously pulling together. Just let me know and I will do so.

I can't include things we discuss in Executive session into the minutes except by the most general of terms which is taken care of by the headings we use in the agenda. That being said, however, here is some verbiage Debbi might be able to use in the next newsletter to highlight items or decisions we discussed during this meeting:

There has been a request for the Board to step in and resolve a dispute over how the garage spaces are designated to the units in each of the Buildings in the Community. The garage spaces are considered as common area and, as such, there has never been an assignment of garage spaces since the inception of the Jefferson Green II community. If someone violates the rules by attempting to segregate the spaces with building structures or by piling items which impede another owner from using their space, we can then step in because a violation of use of common areas comes into play at that point.

One current Board member has been in ownership since 1976 when there were still units available that had never been owned at all because they were still being built. Homeowners were allowed to take over garage spaces on a first come, first served basis. Through the years homeowners have bartered, bargained, and agreed to switch spaces for various reasons. The Board feels strongly that it should not become involved in assigning garage spaces as they do not wish to set a precedent. There is, and has been, no uniformity of which parking spaces belong to any units throughout the community, except perhaps by random chance. The Board believes this is something that needs to be resolved between homeowners and the Board has agreed to NOT intervene.