

**Minutes of the Annual Homeowners Meeting
for
Second Jefferson Green Home Owners Association
December 10, 2018**

The meeting was called to order at 6:30 pm, by President Karen Wildenstein. In attendance were President Karen Wildenstein, Vice President Mike Teague, Treasurer, Jana Kosutova, Member at Large, Trish Harris, and Secretary, Cher Melichar as Board Members, and Debbi King, representing IPM Residential Services.

MINUTES FOR THE 2018 ANNUAL MEETING

The minutes from the last annual meeting were sent out in the packets for homeowners to review. Homeowner Ken Kloppenborg moved to accept the minutes from the last annual meeting. Homeowner Ken Sutton seconded the motion all were in favor and the minutes were approved.

QUORUM DETERMINED

We need 10% or 17 units to be represented in order to have a Quorum. There were 28 units represented by homeowners who were present. All 5 board members were present. The Board received 8 valid proxies and homeowner Ken Kloppenborg brought along 34 valid proxies that he had collected. For a total of 42 valid proxies in all.

Karen Wildenstein made introductions of the existing board members for the benefit of new homeowners that were present at the meeting.

President's Report:

Karen Wildenstein gave the President's Report on what has been accomplished in the past year. The pool repairs, the new mailboxes were ordered, the aluminum wiring updates were completed, and the by-laws and Declarations were brought into compliance with State statutes. (See President's report included as an attachment to these minutes).

Budget Review

Questions were entertained from the Homeowners regarding the Budget to be ratified. One Homeowner stated that he feels that a recurring percentage of the \$50 increase in the HOA fee should be designated for the reserves and that we should guarantee that amount will get put into the reserves without fail. He thought the whole reason for the increase was to replenish the reserves only. It was explained by President Karen Wildenstein that this was not the sole reason for the increase. It was also to allow the Association to catch up with inflation through the years so we will be able to designate funds to the reserve account throughout the year while keeping up with current obligations.

A question was raised about the Pool Security System, as to whether or not it was included in the new budget? It was not, as we had hoped to finalize that in the last budget.

Ken Kloppenborg moved to ratify the budget as presented, the motion was seconded by homeowner Steve Warren. All homeowners present and Proxies voted to ratify the budget.

ELECTION OF NEW BOARD MEMBERS:

Cher Melichar's board seat was the only expiring at this annual meeting. Cher agreed to run again. Ken Kloppenborg asked to run for the open position. Ballots were passed out and collected after voting.

Homeowner Ken Ayres volunteered to assist in counting the ballots along with Jana Kosutova.

Of the ballots turned in 47 votes were cast for Ken Kloppenborg and 20 for Cher Melichar and one voter abstained. This included all proxies brought to the meeting, some members who were present and 1 abstaining from voting. Ken Kloppenborg is the new Board member.

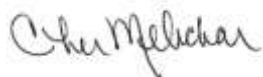
HOMEOWNER PARTICIPATION

There was discussion about the gas lines that run under the two-story units along with water lines running. During some recent repairs attention was called to the possibility that if copper water lines (which is what was used in the units) touch the gas lines, the gas lines are subject to probable corrosion and there is a potential, therefore, for compromising the gas lines. Information obtained included the following:

Due to the way the buildings were supplied with water and gas lines, it is the homeowners of the two-story units that would be affected as they are the ones that have piping running across the combined crawl space. Some homeowners wanted to know if the Board had gotten other opinions on the issue and whether there would be a mandate to have the gas lines checked. The Board agreed to look into this for confirmation.

All business pertinent to the Annual meeting being finished, the annual meeting was adjourned at 7:30 pm by President Karen Wildenstein.

Respectfully submitted,



Cher Melichar, Secretary