

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
February 8, 2016

The February meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:37 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Jana Kosutova and Alma Hernandez as Board Members and Debbi King representing IPM Residential Property Management.

Home owners Forum/ Correspondence

One homeowner was present to bring to the Board's attention issues at his specific property.

- Concerned about the new parking permits and when they will be distributed.

Approval of February Minutes

The Board approved the minutes from the January meeting subject to correction. Karen motioned to approve the January minutes, Jana seconded the motion and all were in favor and the motion carried.

Financial Reports

Karen motioned to approve the January Financial Statements. Jana seconded the motion and all were in favor.

Finished Business

- All phase Restoration corrected an issue on the sliding screen door for Unit #161. The homeowner is happy with the correction.

New Business

- The Board will review Landscaping Bids and determine who will be hired for 2016.
- The Board will address extensive gutter repairs after roof damage claim is resolved.
- The Board requested Debbi to schedule speakers and location for a special meeting to discuss aluminum wiring with the homeowners; the meeting date was set for 03/28/16 at 6:30 p.m.
- The Board asked Debbi to request monthly billings from Thunderbird Lighting LLC rather than the sporadic billing he currently does.
- The Board approved to split the transfer fee income 50%/50% with IPM as they are doing the actual work and certifying the accuracy of the information.

Business performed between meetings via E-mail

- The Board was informed that we are still missing garage man door keys for buildings 3,6,8,14,15,21,35 & 37. This project is completed a/o 03/02/16.
- The Board requested a landscaping bid to be corrected for review.
- The Board was informed of a dog injured due to rock salt on the sidewalks rather than the pet friendly ice melt as the homeowner claimed.
- Tree damage was reported by a homeowner in the common area near Unit #38 & #40. This matter has been taken care of.

- Insurance representatives, electrical contractors proficient in aluminum wiring repair and possibly firefighters will be present at the special meeting scheduled for March 28, 2016 at 6:30 pm.
- The Board worked with the attorneys on recommendations for the aluminum wiring meeting notification letter for home owners.
- Discussed dog waste violations for a homeowner.
- Repaired the wall area for one of our dumpsters.
- March newsletters were reviewed, printed and distributed.
- IPM website is up and running with JG II documents.
- The Board received the proposal from HPS for opening the pool house.
- Denver Water efficiency report and final rebate check for 2015 was received.
- Several residents complained about people hanging around in the common area and garage of a unit; there were even incidents that indicate the tenant was handing out garage keys to people. They demanded the tenant be evicted from the unit. Debbi will re-key the garage man door and the tenant will not be given another one; and the homeowner has been told to remove the tenant immediately.
- Garage storage clutter and issues with ingress and egress were addressed while the final garage man door keys were done.
- Both overhead garage doors in building #37 needed repairs – one would not open and the other needed a lock.
- A resident reported an abundance of dog poop in the green belt on the north side of the pool and by the native area that has accumulated during the winter months. The Board will decide how this will be handled.
- A trailer was parked in one of the parking lots apparently while they were doing construction. The new owner removed it within two days of the sighting.
- Debbi has been in contact with Summit Services regarding replacement of the broken curbing as there was too much damage done during the past winter to warrant putting them back in place.
- Several missing screen doors were noticed and violation letters sent.
- Another resident complained about a neighbor's child entertaining friends in the common area and leaving messes. Debbi recommended she call the police at the next incident.
- A homeowner called wanting the native area north of Floyd to be returned to bluegrass. Debbi replied that the HOA cannot do that just to please her as the expense and water savings loss are not a reasonable burden for the HOA to bear.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed.
- Checks were reviewed and signed.

Adjournment

The February meeting of the second Jefferson Green Home Owners Association Board of Directors was adjourned at 9:25pm

Next Meeting Date

The March meeting will be held on March 14, 2016 at the WMFD training building and will begin at 6:30 pm.

Respectfully Submitted

Alma Hernandez
Secretary