

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
February 13, 2017

The February meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:30 p.m. by President Karen Wildenstein. In attendance were Karen Wildenstein, Jana Kosutova, Alma Hernandez, Michael Teague and Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management.

Homeowners Forum/ Correspondence

There were two homeowners in attendance and the following questions and issues were brought to the Board's attention:

- Over flow of the trash cans on the pet stations.
- Homeowners have seen tenant from Ranch of Bear Creek using our dumpsters and taking pet dog bags and using our green belt as doggy park and not picking up after them.
- Concerns about disturbance and underage drinking, drugs, etc.
- Brought up the issue again about dog poop not being picked up.

Approval of January Minutes

The Board approved the minutes from the January meeting via email prior to the February meeting.

Financial Reports

Mike motioned to approve the January Financial Statements subject to some journal entries requested and reserve transfer was done by the Board; Karen seconded the motion, all were in favor and the motion carried.

Finished Business

- IPM sent a letter to residents in Parking Lot #2 who will be affected by the changing of parking spaces for snow staging.
- Bldg. #20 plumbing damages to garage. In order to expedite the situation, the Board decided to make the repairs for the second unit who has not responded with a plan and resolve the issues in the garage of Building #20. This was done to try and reduce the inconvenience of the other homeowners in the building. Karen made the motion, Cher seconded the motion, all were in favor and the motion carried.
- 2017 Landscape contract was signed; Summit Services will continue as the landscape contractor.
- 2017 Swimming pool contract was signed; Action Pool will continue as the pool maintenance contractor for the summer.
- The Board discussed the aluminum wiring in the garages and decided that the certificates in the fuse boxes for the garages are good, so no update to the garages is necessary.
- Sewer backup in Parking Lot #4 was discussed; after Colorado Sewer cleared the line, it was discovered the cause of the backup was feminine hygiene items, wipes and other nonflushable items as well as a large amount of kitchen grease. There will be an item in the newsletter about this.

- The Board decided to move forward with the attorney letter to the homeowners that purportedly have not completed the aluminum wiring repair nor updated the HOA as to their status. Debbi will ask to see a draft of the letter before it goes out to the homeowners.

New Business

- Utility easement fence – pending. Debbi has received two bids and is waiting for one more; the fence will be put up in the Spring.
- Cabana door replacement – pending. Debbi reported they are special order doors and have been ordered.
- IPM received a call about a water leak in the garage of Building #39. The unit in question was notified to look into the leak and make the necessary repairs to the line and garage.
- The Board requested that IPM reach out to Ranch of Bear Creek and tell them we are not OK that their residents are stealing doggy bags, bringing their dogs over to our community and not picking up after them and dumping their trash in our dumpsters, among other things.
- The Board has asked IPM to correct the sign for the swimming pool hours.

Business by Email from 01/09/2017 through 02/13/17

- IPM received a complaint from a homeowner about a prolonged leak in the garage of Building #39 that has caused damage. Debbi will send someone over to look at it. The leak was confirmed and the responsible homeowner was contacted to repair the leak and resulting mold and drywall in the garage.
- The Board asked Debbi to send a courtesy letter to a homeowner about a non-road worthy vehicle in the parking lot.
- Received an estimate from Richis for a tree removal and trimming.
- Received an estimate from HPS for the easement fence.
- Received a revised invoice from HPS.
- Ongoing conversation about the design request in Building #6; will be discussed again in Executive Session.
- Debbi sent an email to Alpine with complaints about the poor service after receiving complaints from homeowners. She is scheduled to meet with them on Friday, February 17.
- Debbi reported the homeowners that are non-compliant with the aluminum wiring to the attorneys. They are supposed to provide a draft of the letter to IPM before sending it to the homeowners.
- Received pictures of items to be repaired in Building #41; Debbi forwarded them to HPS.
- Received a revised invoice from HPS for gutter and downspout repairs in three buildings.
- A homeowner complained about a neighbor not picking up after their dog; sent pictures. Also asked about the smoking policy.
- Received an updated contract from the attorneys.
- A homeowner was sent a reminder about the missing storm door and asked to advise about what is being done.
- Received a complaint about kids partying next door. Debbi sent a violation letter to the homeowner about their tenant.
- A homeowner reported kids on the roof of the unit.
- Received an invoice from a homeowner after he paid to have the garage door fixed.

- A homeowner called about the garage door not working right. It turned out to be the garage door opener.
- Received the 2017 contract for Action Pool.
- Another homeowner complained about the garage door; Debbi mentioned that it sounded like the garage door opener and offered to have someone look at it. It was confirmed to be the garage door opener.
- A homeowner reported a car puffing in a garage with the garage door partially down. Debbi will send a reminder letter to all homeowners in the building.
- A homeowner complained the garage man door is not opening properly. Debbi sent someone to check it out.
- A homeowner complained about the snow removal and also asked for an update on a hole in the garage ceiling where some plumbing was apparently repaired and there is also some electrical gerry-rigging that should be dealt with.
- Debbi sent a letter to all four units in a building to remove the personal items from the area under the penthouse bathroom so repairs can be made to the plumbing in that unit.
- A resident complained about the neighbors not picking up after their dog. Debbi requested pictures.
- Received an invoice from HPS for the repairs to Building #41.
- Debbi answered the homeowner who had questions about the smoking regulation.
- Discussion about more cost effective snow removal.
- Received a 2017 landscaping proposal from Sanchez.
- A homeowner contacted Debbi to follow up on a complaint about water in the unit thought to be coming from a roof leak; also wanted to know about the reparation of the hole in the garage mentioned above with the electrical Gerry-rigging. And added a complaint about the neighbor working on his car in the garage with the garage door open in the cold weather and smelling gas in the unit because of that, along with cigarette smoke and loud music, constantly revving his engine and parking in front of the garages, blocking them.
- Following an inspection, we received a request from the insurance company to send out a reminder to all homeowners about the use of BBQ grills in the community. It will be in the next newsletter.
- Debbi asked Summit to look at the two trees in question for removal and trimming.
- Received questions about the repairs to be done in the garage of Building #20 from the second unit required to make the repairs.
- Received a request from the insurance company to inspect the roofs using a drone.
- Received a request from a new homeowner about getting a handicapped parking space.
- A vehicle was reported leaking oil in parking lot #5.
- Received notification that one unit will begin the work on their section of the garage repair in Building #20; note the item in Finished Business above.
- A homeowner reported a For Sale sign in front of a property in the common area. IPM will send a letter and contact them to remove sign and locate it a proper place.

Executive Session

- Delinquencies were reviewed and discussed.

- Aluminum wiring was discussed; over 77% is completed. 118 units have been completed and 11 are scheduled. That leaves 39 units left that have not communicated about the status of the wiring.
- Checks were reviewed and signed.

Adjournment

The February meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:40 p.m.

Next Meeting Date

The next Board Meeting will be held on Monday, March 13, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez
Secretary