

**Minutes of the Board Meeting  
Second Jefferson Green Homeowners Association  
March 12, 2018**

The March 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 three homeowners in attendance and the following questions and issues were brought to the Board's attention:

- Requested a No Trespassing sign for the area between buildings 6 & 8.
- Concerns about a nuisance issue with dog barking all the time.

**Approval of February Minutes**

Karen motioned to approve the February minutes; Mike seconded the motion, all were in favor and the motion carried.

**Financial Reports**

Karen motioned to approve the February Financial Statement; Mike seconded the motion, all were in favor and the motion carried.

**Finished Business**

- Audit completed for 2016.
- North side fence damage by homeowner dog was repaired by the homeowner.
- South side fence damage from high winds; repair was completed by IPM.

**New Business**

- Scheduling to have the north side fence painted since repairs were completed.
- Discussion of ideas for 13 additional spaces for residents in 3 parking lots for registered vehicles. Debbi will draft a letter to homeowners.
- Audit in process for 2017.
- Landscaping and gutter cleaning contracts were reviewed and signed; and gutter cleaning was scheduled for April.
- Confirmation that Kimberly (the attorneys) should move forward to petition the court for the Declaration Revisions.
- Discussed the repairs needed to the pool to preserve it since it will not be open in 2018.

**Business by Email from 01/08/18 to 03/12/18**

- Approved to waive late fees for a homeowner after paying the delinquent fees in full.
- Approved to split the invoice from Mile High Maintenance for repair to a garage between the 3 units responsible for damage over the years.
- Approved not to open the pool for the 2018 season.
- Approved the January Board meeting minutes.

- Approved to waive a homeowner's legal & late fees in exchange for a signature on a confidentiality agreement.
- Approved to forgive some legal fees and waive late fees on a homeowner's two accounts.

**Executive Session**

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 98% is completed. That leaves 2 units left to repair the aluminum wiring.
- Checks were reviewed and signed.

**Adjournment**

The March meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:00p.m.

**Next Meeting Date**

The next Special Meeting will be held on Wednesday, April 4, 2018 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez  
Secretary