

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

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 was one homeowner in attendance and the following questions and issues were brought to the Board's attention:

- Homeowners have seen tenants 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.
- More concerns about disturbance and underage drinking, drugs, etc.

Approval of February Minutes

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

Financial Reports

Karen motioned to approve the February Financial Statements. The Board did mention some confusion on some categories and movements; also discussed payments for IPFS Corp (Insurance) with charged late fees. Cher seconded the motion, all were in favor and the motion carried.

Finished Business

- IPM reported the Cabana Doors have been repaired.
- IPM reported the garage electrical was corrected and resolved in Building #16.
- IPM to correct the sign with the swimming pool hours.

New Business

- The Board decided the fence to enclose the electrical easement on the west side of the church on Dartmouth Place will continue to be pending.
- The Board decided once again to make the repairs in the garage of Building #20 since the responsible homeowner has still not proceeded with them. Karen made the motion, Cher seconded, all were in favor and the motion carried.
- IPM reached out to Ranch of Bear Creek and complained about their residents trespassing, using our dumpsters, etc. Probably the most we can do is continue to communicate with their management with occurrences.
- The Board decided to pursue the legal process with the homeowners that purportedly have not completed the aluminum wiring repair or have not updated the HOA as to their status. Debbi will ask the attorneys for the next step and to see a draft of the letter to the homeowners for the Board to review.
- Debbi is working with Alpine Auto recovery on new procedures and to get updated information from home owners. New stickers have also been ordered.

- The Board reviewed and updated the list of homes that have completed with the aluminum wiring update.
- The Board asked IPM to get bids for pool fence repairs and/or replacement.
- The Board asked IPM to get prices and information for mail boxes and process to install.
- The Board asked IPM to review the signs we have and need to buy and where to place them. Jana reported the location of the signs still attached to the fences.

Business by Email from 02/13/17 through 03/13/17

- Received a report of a leak in the garage of Building #39.
- Questions about drone use in the community. The insurance company used the drone to inspect the roofs.
- Reported flashing coming loose on Building #27 due to recent gusty winds.
- Received tree removal bids from Summit with a recommendation from Mitch to trim some branches on the ash tree and treat for ash borers. A second bid was attached for the trim and treatment of ash borers.
- Received contracts from ET Water to replace controllers and modem and for the irrigation system. The contracts were approved and signed and the controllers and modem have been installed by Summit.
- Received the February water usage report from Denver Water.
- Report of gutter rattling on Building #8 when the wind blows.
- Report of a yard light that blew off and broke. Thunderbird fixed the light and mentioned there is only one more globe in the cabana; he was asked to order more.
- Ongoing discussion about a design request for an A/C conduit.
- Received a Request for Reasonable Accommodation for a ramp for a new homeowner's handicapped daughter. After careful review and receipt of ramp specs, the request was approved. Homeowner also asked about keys and HOA fees.
- The March newsletter was approved.
- Too much ice melt was reported at the mail boxes. Richis cleaned it up, but it has burned the grass around the mailbox pad.
- The February minutes were approved.
- Received the monthly Status Report from the attorneys.
- A homeowner proposed to pay off delinquent fees with a lower amount than what was due; the Board declined.
- The Board approved bankruptcy relief for a unit so as to allow the aluminum wiring repair process to take precedence.
- The Board the Design Request for the A/C conduit after much discussion and debate.
- The Board requested a proposal for the amendment and restatement of the governing docs from the attorneys.
- Report of a homeless person sleeping by the cabana. Homeowners asked him to leave and Debbi asked to be notified if he returns.
- Report of a ceiling water leak in Building #26 garage. The homeowners requested help to figure out which unit is responsible. It was determined to be an old leak and not active at this time.
- Received the invoice from WMFR for use of the Training Center for the Board meetings.
- Report of a missing screen door.

- IPM has been receiving updates almost daily of compliance with the aluminum wiring.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 80% are in compliance and it was decided to talk to the attorneys about the units not in compliance.
- Checks were reviewed and signed.

Adjournment

The March meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:20 p.m.

Next Meeting Date

The next Board Meeting will be held on Monday, April 10, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez
Secretary