

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
April 9, 2018

The April meeting of the Board of Directors of Second Jefferson Green Homeowners Association was called to order at 6:33 p.m. by President Karen Wildenstein. In attendance were Karen Wildenstein, Michael Teague, Jana Kosutova and Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management. No homeowners were present at this meeting. Alma Hernandez has sold her unit and is no longer on the Board. Cher Melichar acted as Secretary for this meeting.

Homeowners Forum/Correspondence

As no homeowners were present, no Homeowner Forum was held.

Approval of the March Minutes.

The March Minutes were approved with minor corrections prior to the meeting through unanimous email vote.

Financial Reports

Having had the opportunity to review the financials prior to the meeting, there were only minor questions asked and answered. Debbi pointed out that there is quite a bit of money in the account at the moment due to not having to spend as much as budgeted for snow removal this year. We have also only paid bills that absolutely needed to be paid while we finished the budget meetings because we knew the budget would probably have to be tweaked.

Karen Wildenstein moved to approve the March financials as submitted. Michael Teague seconded the motion. As all members were in favor, the Financials were approved, as submitted.

Old Business

As promised in the last Budget meeting, Debbi got an estimate from the pool company on whether they could still get us on their schedule. This led to the discussion regarding the repairs to the fence and the updating of the security system that needs to occur to be in compliance with safety regulations per the state of Colorado. We have some bids on makeshift repairs, but any money spent on these would be wasteful since the fence would still need to be totally redone to properly meet standards next year. It was decided that rather than spend money to open the pool for a short season, it would be more prudent to just leave it closed and spend money to properly fix the fence and get the security system updated.

Cher Melichar moved that the Board take the money that would have been spent to open the pool for a shortened season, instead be allocated for making the necessary repairs to bring the fence up to code and in compliance with state laws, as well as directing funds for upgrading the security system and the signage necessary for compliance with state law.

Michael Teague seconded the motion and all members being in favor, the motion was passed.

A discussion about mailbox replacements which was tabled from 2017 due to lack of funds, be revisited.

Karen Wildenstein moved that the mailbox replacement project be reinstated and new bids requested. Michael Teague seconded the motion.

It was noted that the repairs to the balcony in Building 39 are almost complete. Debbi notified the Board that the insurance company has been very helpful about expediting payments on work in progress. She will notify us by email upon completion of the repairs.

- **Aluminum Wiring:** We still have two units that have not yet finished the conversion on the aluminum wiring. One of the units asked if we would consider giving her another extension. We have given more than one extension already. The Board felt that giving yet another extension would merely delay the process. Debbi is going to call the owner and set up an appointment to meet with this homeowner to see what can be done at this point to help her be ready for Titan to be able to do the work. The electrical workers cannot move anything – they can only go in and do the work. With the second unit, we are in the process of getting a court date to force the owner to correct the wiring.
- The fence separating the church property on Dartmouth Place from our property where some person(s) are throwing debris needs to be repaired or replaced. As previously discussed, the Board felt that replacing with a chain-link fence would be a better option for two reasons. 1) It is less expensive than a wooden privacy fence; 2) it would be a deterrent for dumping because if anyone dumps anything over a chain-link fence, they would still have to look at the mess on a daily basis as it won't be hidden behind a privacy fence.
- The attorneys are ready to move ahead with petitioning the Court to grant the passage of our Declarations revisions; we currently have 82 approval Consents already collected needed for the Declarations to be passed, bringing them up to compliance with state regulations.

New Business

Now that the budget meetings have concluded, with the addition of a \$50 increase to begin on June 1, 2018, discussion ensued with regard to whether or not to hold another special meeting for the three seats that are up for election (Karen's, Jana's and Alma's) or to send out ballots and do the election by mail.

With the departure of Alma Hernandez from the Board, we also need to find someone to fill her position by running for election so that there will be three interested persons on the ballot for the Board positions. It was informally agreed to ask Trish Harris if she would have an interest in running alongside Karen and Jana. We will send out a letter with a form for other potential candidates to complete and return, expressing their interest in running for the Board.

There have been so many special meetings this year as a result of updating the Declarations and Bylaws and then multiple meetings for Budget approval, it is believed that people are tired of having to respond to meeting requests. The decision was reached to use mail-in ballots for the election.

Karen Wildenstein moved to hold the election through mail-in ballot, which will include a stamped return envelope. Michael Teague seconded the motion. All were in favor and the motion passed.

Business by Email from 03/12/18 through 04/08/18

- Approved the letter changing some visitor spaces to resident spaces in three parking lots.
- Approved to waive the HOA fees for the stepdaughter of a homeowner who passed away in January; the approval is only until the stepdaughter goes to court in April.
- Approved the installation of an A/C unit.
- Approved the March meeting minutes.
- Approved to waive late fees and some legal fees on two delinquent accounts belonging to one homeowner to negotiate full payment for both accounts.
- Approved a request for a deck on a ranch unit.

Executive Session

- Delinquencies were reviewed and discussed.
- Homeowner request to be able to remove some trees encroaching too close to their unit. They will have the work done at their own expense. Karen Wildenstein moved that approval be granted and Mike Teague seconded the motion.
- Karen Wildenstein moved that we approve the attorney's request for contracting of the Expert Witness on dangers of aluminum wiring left unattended or upgraded. Michael Teague seconded the motion. All in favor and the approval passed.
- Aluminum wiring was discussed; all but two units are completed and these two are being worked on individually by IPM as directed by the Board.
- Checks were reviewed and signed.
- Discussed ideas for the next newsletter.

Adjournment

At 9:27 pm, Karen Wildenstein moved to adjourn the April meeting of the Second Jefferson Green HOA Board of Directors. This motion was seconded by Michael Teague. There being no further business or objections, the meeting was adjourned.

Next Meeting Date

The next Board Meeting will be held on Monday, May 14, 2018 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,
Cher Melichar, Acting Secretary