

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
April 10, 2017

The April meeting of the Board of Directors of Second Jefferson Green Homeowners 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:

- Ongoing concerns about disturbance and underage drinking, drugs etc.
- Clarification of the electrical certification and request for the Board to waive legal fees.
- Reports of dead grass around the community.
- Report of marijuana smoking in an adjoining unit that penetrated complainant's unit.

Approval of March Minutes

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

Financial Reports

Mike motioned to approve the March financial statements; Cher seconded the motion, all were in favor and the motion carried.

One note: the Waste Connection bill appears to be getting higher every month due to large items left in the dumpster enclosures.

Finished Business

- The Cabana Doors have been repaired.
- The garage electrical situation in Building #16 was corrected and resolved.
- IPM to correct the sign with the swimming pool hours.
- IPM sent forms for new parking permits for Alpine Towing Company.

New Business

- New discussion about the fence to enclose the electrical easement on the west side of the church on Dartmouth Place; Debbi will ask for a bid from a maintenance company IPM uses for other things, as the other two bids received seem to be pretty high for a chain link fence.
- Mike made the motion to have the attorneys revise the declarations and bylaws, Cher seconded the motion, all were in favor and the motioned carried.
- The Board asked IPM to get bids for pool fence for repair and replace. Waiting for 2 more estimates for the Board to review.
- The Board asked IPM to get prices and information for mail boxes and installation. Debbi brought a brochure and it was discussed.

Business by Email from 03/13/2017 through 04/10/17

- The Board completed an inventory on signs that were available and signs that need to be ordered. IPM will determine how many additional signs are needed, buy the additional ones and install them.
- Received a complaint about a homeowner smoking inside the garage; Debbi asked the violators to refrain from doing that.
- IPM asked Alex to confirm aluminum wiring repairs and send invoices for the completed ones.
- Received an update on the ash pruning and new clocks and modem installation from Summit.
- Received confirmation on aluminum wiring repairs from Titan Electric.
- Gave permission for John Dearing at Summit to be an account manager and have online access to ET Water and the controllers and modem for the irrigation system.
- A homeowner with a delinquent balance made a payment offer to the attorneys of a lower amount than what was owed; the Board declined, since the homeowner is a chronic offender and is required to pay the full amount due.
- Received information on pedestal mailboxes from Debbi.
- Received prices on pet waste containers; the Board approved to replace the waste containers on 8 pet stations and add another station in the corner area at Dartmouth and Garrison.
- Debbi asked Mitch to trim the bush at #49 to facilitate completion of the aluminum wiring repair.
- She also received an update from Alex Costantino on several units scheduled for aluminum wiring repair.
- Received the water usage report from Denver Water Board dated 03/20/17. IPM informed the Board that the usage report showed a slight increase and 100% of the usage was inside the units.
- Received a duplicate invoice from ET Water Systems for the controllers and modem; Jessica @ IPM confirmed a second check will not be issued.
- Report that a section of fence fell down on the north side by Building #1.
- Received an explanation from IPM about the 2 insurance payments on the February financials.
- Received a complaint from a homeowner about noise from an adjoining unit asking for help, as his tenant is threatening to move because of the issue.
- Received more aluminum wiring updates from Titan Electric.
- Received the March Status Report from the attorneys.
- IPM scheduled a meeting with the law firm to discuss updating Bylaws and Covenants, Conditions and Restrictions after the attorneys suggested SJG may want to pursue litigation regarding the aluminum wiring along with the revision of the governing documents.
- Ongoing discussion with a homeowner regarding the impending repairs to the garage area caused by his unit.
- Debbi updated the attorneys on the aluminum wiring repairs.
- Debbi sent out the letter to the Board for approval about revised parking permits in the community; the letter was approved.
- Received more aluminum wiring repair updates.
- A homeowner reported a broken path light between Buildings 5 & 6; Debbi asked Richard to repair it.

- Received a request to have Summit look at the bad lawn area in front of Building #38; evidently, it has been bad for years.
- The Board brought to IPM's attention some broken curbs in Lot #1 and lawn damage due to cable installation by the garage at Building #27 that could be covering a sprinkler head.
- IPM is providing the attorney with aluminum wiring updates as they get them.
- Dead grass was reported around the mailbox pad.
- Homeowner filed a complaint about a dog barking from an adjoining unit; Debbi suggested he contact Lakewood Animal Control and IPM can send a letter as well.
- IPM received notification of the Bankruptcy case dismissal for a unit.
- IPM received a homeowner request about a wasp nest behind a gutter and front door crack that continues to grow. HPS looked at the door jamb and the opinion is that since they repaired it, the door has settled, only needing maintenance of caulk and paint. The Board decided the homeowner is responsible for that maintenance.
- A homeowner complained about an adjoining unit smoking marijuana and cigarettes inside the unit and the smoke is penetrating into her unit via the bathroom.
- IPM has been receiving several complaints from a homeowner about an adjoining unit who is littering and causing noise to other homeowners and residents. After numerous complaints, the Board will begin assessing the homeowner in violation.
- The Board asked IPM to contact City of Lakewood about fixing the street light at Garrison and Floyd.
- IPM and Board have been finding dead spots in the lawn and asked Summit for ideas on how to resolve this issue.
- Debbi received a question from a new homeowner about whether or not there are attic vents in the siding; he was informed there are.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 80% and discussed the remainder units on the list.
- Checks were reviewed and signed.
- Discuss Ideas for the next newsletter
- Karen made a motion to make Mike the Vice President; Cher seconded the motion and all were in favor.

Adjournment

The April meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:48 p.m.

Next Meeting Date

The next Board Meeting will be held on Monday, May 08, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez

Secretary