

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
May 8, 2017

The May 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, Michael Teague, Jana Kosutova and Alma Hernandez 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:

- Reports of dead grass around the community.
- Request for children signs in the parking lots.
- Reported use of balcony for storage.
- Reported of a missing fence piece by the pool.
- Reported tree limbs and debris due to hail and snow.
- Reported abuse on the visitor parking spaces at lot 3.
- Questioned how marijuana smoking in the units is handled.

Approval of April Minutes

The Board approved the April meeting minutes. Mike motioned to approve the April minutes, Karen seconded the motion, all were in favor and the motion carried.

Financial Reports

Karen motioned to approve the April financial statements; Jana seconded the motion, all were in favor and the motion carried.

The Board had a question about the storm water bill and whether it was quarterly or monthly. Debbi will find out.

Finished Business

New Business

- New discussion about the fence to enclose the electrical easement on the west side of the church on Dartmouth Place; the approved bid is Avilas RCS. Debbi will get a plat to confirm size and location before the work is performed.
- The Board approved at the April meeting for the lawyers to amend the declaration and bylaws. Not all members had reviewed them so the Board will meet at a later date to discuss the changes in order to give enough time for everyone to read them.
- IPM is still working on the new parking stickers for vehicles and updating homeowner and resident information.
- The Board decided after reviewing the bids for the swimming pool fence repair, to table the project and relook at it in 2018.
- There was more discussion on the mail boxes but no decision was made.
- IPM will be working with Summit on dry grass areas and some sprinkler issues hitting homes or not covering areas.

- Reviewed and made a decision that Mile High maintenance will do the sewer line repair that was an issue during Christmas.
- IPM is still working on figuring out what signs are needed throughout the community and ordering them.

Business by Email from 04/10/2017 through 05/08/2017

- Requested information about ventilation in his ranch unit.
- Received pictures of dry grass areas around the community and was discussed under new business.
- Received confirmation from HPS that the cabana is up and running.
- Homeowner informed us that he was charged by the attorneys for the lawsuit; Debbi replied the charge was an error and will be removed from the account.
- Received a proposal from Summit to repair the sod at 108 and 149.
- Received question about when the irrigation will be turned on. Debbi responded it will be turn on in May.
- Homeowner replied to the legal fee assessment received and also requested to move a pet station to a different location; IPM will be moving it.
- Homeowner disputed the legal fee assessment.
- Homeowner reported pictures of abandoned sofa left by the dumpster. IPM will be sending a violation letter to the homeowner.
- Received a complaint about grass clippings on the porch.
- Homeowner reported another marijuana smoking issue in building 6. IPM will be sending a violation letter.
- Received a follow up request regarding the legal fee assessment.
- Request for weed spraying in the rock areas and by the natural grass areas.
- Homeowner reported an abandoned vehicle in parking space 154. It was determined it was a stolen vehicle.
- Received vehicle information for parking sticker.
- Approval for attorneys to amend the declarations and bylaws.
- Received a complaint about neighbor not picking up after their dog. The homeowner passed it along to the tenants and also informed them of the rules.
- Received a complaint about a homeowner planting trees in their front 3-foot area. We offered for him to discuss with Summit about places in the common area where he can replant his trees.
- Received another dispute about the legal fees assessment.
- Received another complaint about an altercation between two units who have been having issues for several months. Mediation was suggested and we are waiting a response.
- Received noticed of broken branches due to recent heavy snow
- Received another complaint about clippings on the sidewalks.
- Homeowner reported missed dumpsters and overflow on the recycle dumpster.
- Home owner reported an unauthorized trailer parked in the parking spaces.
- Received a complaint about a man door that is always open that also need to be reframed in building 26.
- Received a request to have the map sign cleaned.
- Received a request for reseeding the grass area in 113.

- Received a question about the placement of the parking sticker because it is covered up when the sun shade is used. Homeowner also asked about HPS fixing her door jamb again. HPS responded only general maintenance is needed and that is homeowner's responsibility.
- Numerous updates on the aluminum wiring repairs were received during this period.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 89% have been completed and discussed the remainder of units on the list.
- Checks were reviewed and signed.
- Discussed ideas for the next newsletter.

Adjournment

The May meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:06 p.m.

Next Meeting Date

The next Board Meeting will be held on Monday, June 12, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez
Secretary