

**Minutes of the Board Meeting**  
**Second Jefferson Green Homeowners Association**  
**June 12, 2017**

The June 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, Alma Hernandez 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:

- Dead grass and dry areas in the lawn.
- Proposed the Board set up committees to help with projects throughout the community. The same homeowner offered to help with the landscaping.
- Using balconies for storage and dogs left out on them for long periods of time.
- Reported dogs in the swimming pool area and large groups of people.
- Asked about the signs regarding children at play and recommended a newsletter reminder about driving slow in the driveways to avoid children riding bicycles fast.

**Approval of May Minutes**

The Board approved the May meeting minutes by email prior to the meeting.

**Financial Reports**

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

Karen motioned to transfer \$16,500 from operating to reserves for Q1 2017, Mike seconded the motion, all were in favor and the motion carried.

**Finished Business**

- IPM to correct the sign with the swimming pool hours.
- The pool fence repair project was tabled and will be looked at again in 2018.
- Aluminum wiring update was reviewed to confirm the seven units for the continuing lawsuit.
- IPM has corrected and replaced and placed all signs around the whole community; more signs will be ordered as replacements and/or to complete the project.

**New Business**

- More discussion about the fence to enclose the electrical easement on the west side of the church on Dartmouth Place; Board members and Debbi will meet at the site to locate the actual border stakes to determine exactly where the fence should go. Avilas RCS will be installing the new fence.
- Debbi reported the about 75% of the residents have applied for and received the new parking stickers for vehicles as well as updating homeowner and resident contact information. Still in process to have all renewed.
- The attorneys revised the declarations and bylaws provided the board a draft to review.

- The Board and IPM will tour the community to review issues on the grass areas and garage and other inspections.
- The Board asked IPM to get prices and information for mail boxes and installation. Debbi brought a brochure and it was discussed. The Board revisited the sizes and colors and will review funding as the project is prioritized for 2017.
- IPM will be working with Summit on dry grass areas and some sprinkler issues hitting homes or not covering areas.

### **Business by Email from 05/08/2017 through 06/12/2017**

- Mitch responded to request for reseeded at #113.
- Debbi responded to question about placement of the parking sticker in the vehicle.
- Debbi also responded about the request to fix a door jamb.
- IPM is requesting Summit to help with tree branches and tree trims broken due to recent rainy days.
- Received estimates for a sewer line repair and scheduled the repair with approved contractor, Mile High Maintenance. Repair is scheduled for 07/06/17.
- Homeowner requested the attorney fees for the first step of aluminum wiring lawsuit be waived. The Board did not waive the attorney fees, but did approve to refrain from charging late fees with the understanding the homeowner will repair the aluminum wiring in the next few months.
- Homeowner reported a unit next to hers being flooded. Fire department tried to reach out to homeowner to resolve the issue. It turns out the only flooding took place in the garage area and came from the bathroom from the two-story opposite hers. A violation letter was sent.
- Attorney requested confirmation of units to move forward with aluminum wiring legal action.
- Another homeowner requested late fee and attorney fee be waived; late fee was waived and attorney fee was not waived.
- Homeowner informed IPM about broken sprinkler head at #160; IPM reached out to Summit to have them repair it and also give an estimate for dry grass areas all through the community.
- The Board was informed that City of Lakewood doubled storm drain rates in 2017 which will dramatically affect the budget.
- Received an email from Thunderbird lighting about the lack of light maintenance; work will resume immediately.
- Received the water usage report from Denver Water dated 05/15/17.
- Homeowner reported a blocked garage man door.
- Homeowner requested the April late fee be waived; the Board approved to waive it.
- The Board and IPM asked about the pool resurface and recommendations from the pool representative and will review the finding.
- Homeowner reported sprinklers hitting the dining room windows. Requested Summit to correct the issue.
- Pool resurfacing was discussed after being mentioned at the Board meeting for budgeting purposes.
- Backflow preventer failure was discovered at the pool with the last inspection. We thought this was corrected and Debbi will contact the contractor to have the repair done ASAP so the

pool will pass inspection and be opened on time. She will also ask the contractor about the initial repair that was done incorrectly.

- Yet another homeowner requested the attorney fee and late fee be waived. The attorney fee will be waived if it is found that proof of the aluminum wiring was sent in January; the late fee will remain.
- Homeowner reported the possibility of hail storm damage on the roof and frame around the windows. Debbi asked HPS to inspect.
- Report that dog stations were low on bags with overflowing trash bins.
- Received a proposal from Summit to repair weak turf areas.
- Received the May Status Report from the attorneys.
- Debbi provided the plat map for the community, so we will confirm SJG boundaries to facilitate fence installation west of the church on Dartmouth Place.
- Homeowner reported a resident entering the pool area using a regular key at the back gate by the cabana door. Debbi had the gate rekeyed and the resident was found when the key no longer worked. A card key was issued to the unit.
- Homeowner again reported concerns about the hail damage from 05/18/17.
- Homeowner complained that Summit started work too early in the morning on 06/06/17; also complained that the grass should look better than it does and Summit's overall performance; and reported that a unit planted trees in the 3-foot area, broken screen doors from the recent storms and people in the pool area after 10:00 p.m. Requested the spruce tree beside the garage door be trimmed as it scratches the car when it enters the garage.
- Homeowner following up on previous concern about no grass due to lack of irrigation in front of his unit. Plans to attend the Board meeting on 06/12/17.
- Report of Summit removing the cover to irrigation pipes and not replacing it.
- Debbi recommended Mitch meet with a homeowner to discuss the trees planted in the 3-foot area.
- Another report of dogs being inside the swimming pool.
- Received concern about someone taking pictures of the units.

### **Executive Session**

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; finalized the remaining units for the attorneys to proceed with.
- Checks were reviewed and signed.
- Discussed ideas for the July newsletter.

### **Adjournment**

The June meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:17 p.m.

### **Next Meeting Date**

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

Respectfully Submitted,

Alma Hernandez  
Secretary