

**Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
June 13, 2016**

The June meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:30pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Jana Kosutova and Alma Hernandez as Board Members and Debbi King representing IPM Residential Property Management.

Home owners Forum/ Correspondence

There were six homeowners in attendance.

Homeowners asked about the tree removal at their unit; after the tree was removed the stump was left. They also asked about the design request they sent in for their front door.

Another homeowner had his opinion about the roof replacement.

A home owner brought an idea to resolve the cigarette butt issues around our complex.

Another homeowner also questioned the tree removal at their unit, asked about removal of a dead bush on the opposite side of the unit and about the gutters full of pine needles.

The other homeowner asked about the parking pass information for his unit as it appears to have been lost in the mail due to him living in a second residence for part of the year.

Approval of May Minutes

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

Financial Reports

Karen motioned to approve the May Financial Statements. Jana seconded the motion and all were in favor.

Finished Business

- The board approved the repair to patch potholes.
- The Board decided not to remove the large pine tree at the northwest corner of #89 as the homeowner requested. Rich had already informed us that the tree should not grow any in girth so it should not do any damage to the gutter or the roof. We will keep an eye on it to insure no further growth.
- The board did a walk through on 06/22/16 to review the tree trimming and report the areas still needed to complete the project. Items reported for Mitch to get a quote for are as follows: dead branch in front of #120, weeding of native path and rock bed on the north side and repair of the grass areas after the sewer and sidewalk repairs between buildings 2 & 3 and 5 & 6. Two items were also reported for Rich to do when he comes back to finish the rest of his original quote are: remove the dead tree by #102 and the dead bush by #77 which was also reported by the homeowner who attended the meeting. Also inspected the native area on the north side after a homeowner complaint; the three Board members doing the walk determined the native grass is growing well and looks as it is expected to look.

New Business

- The board discussed the process of the roof, gutter repairs, exterior building siding repair and painting with Adam Berlin (HPS) and Armando (Colorado Exteriors) which is scheduled to begin the end of June.

Business performed between meetings via E-mail

- A violation letter was sent to a home owner about above ground planter.
- The Board made a second request for the sequence of events surrounding water damage in the garage by a homeowner's water heater that destroyed some personal property of another homeowner and caused substantial damage to the garage common area ceiling.
- The Board approved to replace the pool pump motor as it does not turn back on automatically when turned off by Action Pools during pool maintenance.
- Debbi replied to the homeowner about the cigarette butt bin he suggested at the Board meeting; she discovered it is not for sale to the public.
- Debbi checked on the status of sidewalk replacement between buildings 2 & 3 and 5 & 6; replacement was completed on 06/12/16.
- Debbi replied to the homeowner in #37 regarding the following issues: the change in her parking space in the lot, the wrong unit number on her garage storage locker, mowing of the native grass and fence repair.
- Debbi replied to the homeowner in #94 regarding the decision made by the Board about which aluminum wiring upgrade was approved for Second Jefferson Green.
- There have been three updates on the balcony replacements from AllPhase.
- Received a question about the stressed look of the greenbelt around his unit #114; Mitch had addressed this issue on 06/14/16. Mitch also addressed this on 06/21/16 where he said the mowers were kept off the turf on the south end, water was reduced in the native area, increased water is programmed but it got too hot too quick and where the rotor heads are far apart and coverage doesn't overlap, the turf is stressing. Debbi recommends the sprinkler head replacement/readjustment to be a project for next year.
- Mitch also notified Debbi that the flowers at #151 are completely blocking the irrigation heads and will have to be cut back.
- Pool column damage was reported by a Board member.
- The homeowner of #165 requested reimbursement for a sewer bill to clear the HOA main line; approved by the President.
- The Board approved the HPS contract for the siding repair and painting, kick plate painting on the units north of Floyd, garage door painting and other painting as needed.
- The Board requested Mitch check the sprinklers in front of #161 & #159.
- A homeowner and a Board member both reported a dog in the pool area. The violators explained it was a service dog, but service dogs must follow the rules just as other dogs do; the unit number is unknown.
- The resident in #137 requested the sprinklers be adjusted by her unit to stop soaking her patio furniture and windows.
- The homeowner of #25 requested that the tree branches above the parking space be trimmed as a branch broke off during recent winds and hit the tenant's car.
- The homeowner of #59 reported a broken sprinkler head in front of the unit.
- The homeowner of #54 reported several dead branches on the tree outside the unit.

- A homeowner reported a violation in the swimming pool after pool hours at 10:30 p.m.
- A homeowner reported ongoing turf problems left by contractors (sometimes even Summit).
- The tenant in #93 reported a leak by her washer and dryer. The landlord was contacted to give HPS contact information for repairs.
- A Board member reported a garage sale at or around Building #39.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed.
- Checks were reviewed and signed.

Adjournment

The June meeting of the Second Jefferson Green Home Owners Association Board of Directors was adjourned at 9:00 p.m.

Next Meeting Date

The July meeting will be held on July 11, 2016 at the WMFR training building and will begin promptly at 6:30 pm.

Respectfully Submitted

Alma Hernandez
Secretary