

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

The July 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, Michael Teague and Trish Harris as Board Members, and Debbi King representing IPM Residential Property Management. Cher Melichar was not present. Karen Wildenstein acted as Secretary for this meeting.

Homeowners Forum/Correspondence

Three homeowners were present at this meeting voicing the following concerns:

- The gutter on the south side of the ranch unit in Building #16 fills up and overflows during rain storms. The gutter itself is free of debris, yet the downspout is backing up during storms.
- The question was also raised about the outside water shut-offs for Building #16 and if they had been located yet. Debbi suggested we use a metal detector to locate them and try to uncover them.
- Landscaping was discussed – mowing is not good, edging is not what we have ever seen before, at an angle rather than about ½ inch clearance at the sidewalk; and, weeding has not been done at all. Bush trimming is not good throughout the community, so Debbi will meet with the landscaping company to discuss and fix the problems.
- There have been many broken sprinkler heads, all of which have been fixed.
- Grill blows over – Building #16.
- Complaint about a letter from an angry homeowner; after checking closer, the letter is not from another homeowner.
- Complaint about clothes hanging on a penthouse railing.
- A loose dog knocked over a homeowner.
- Another tethered dog broke loose and charged a homeowner.
- Building #14 – A tree fell over and pulled down the downspout on the south side of the building.
- An overgrown bush next to the porch on the west side of Building #7 needs to be trimmed.
- Two units complained about marijuana smoking in the common areas and, possibly growing it.
- A broken sprinkler head was reported at Building #14.

Approval of the May and June Minutes.

The May and June Minutes have yet to be reviewed and approved, as the email business needs to be amended.

Financial Reports

- The June financial statements were approved. Karen Wildenstein made the motion to approve them, Mike Teague seconded the motion, all were in favor and the motion carried.

Old Business

- **Fencing for the easement area:** The fence on the east side of the easement has been installed.
- **Pool repairs & upgrades:** Bids were reviewed for the concrete work at the pool and it was decided that all the bids were too high which would potentially push the repairs out of reach for the HOA. Debbi was asked to get bids to repair only the portion of concrete that is heaved, under the roof next to the cabana to see if it will be at all reasonable to make the repairs or if the homeowners should be brought into the decision making.
- **Gutter cleaning:** There has continued to be problems with gutters overflowing during rain storms. Debbi will get a second opinion about the cause and what is needed to fix it.
- **Mailboxes:** The new mailboxes have arrived and are in the cabana. Debbi will begin to work on scheduling the installation.

New Business

Business by Email from 06/12/18 through 07/09/18

- 06/13/18 – Rejected a homeowner’s payment plan for their delinquent account.
- 06/27/18 – Rejected the proposed payment from one of the homeowners currently in litigation with the HOA.
- 07/02/18 – Approved the door and windows replacements for a unit in Building #12.
- 07/02/18 – Approved balcony repairs to the penthouse units in Building #12 & #14.

Executive Session

- Aluminum Wiring: The attorneys are starting judgment action for one unit; and, the court date for the other unit is 07/26/18.
- Declaration Revision: The court date for this action is 07/19/18.
- Cher was elected to the Secretary position. Karen made the motion, Mike seconded it, all were in favor and the motion carried.
- Delinquencies were reviewed and discussed.

Adjournment

At 9:13 p.m., Karen Wildenstein moved to adjourn the May meeting of the Second Jefferson Green HOA Board of Directors. This motion was seconded by Trish Harris. There being no further business or objections, the meeting was adjourned.

Next Meeting Date

The next Board Meeting will be held on Monday, September 10, 2018 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,
Karen Wildenstein, Acting Secretary