

Minutes of the Board Meeting

**Second Jefferson Green Homeowners Association  
July 10, 2017**

The July meeting of the Board of Directors of Second Jefferson Green Homeowners Association was called to order at 6:30 p.m. by Jana Kosutova, Alma Hernandez, Cher Melichar, 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:

- Reported dead grass and dry areas in the lawn
- Reported abuse on the balconies for storage and dog poop.
- Reported previously about irrigation boxes left off in areas that could present a safety hazard.
- Reported water breaks and also areas with dry grass
- Reported dog on leash that goes on other owner's porches urinating
- Reported abuse in the swimming pool of dogs inside and too many people inside

**Approval of June Minutes**

The Board approved the June meeting minutes before by email prior to meeting.

**Financial Reports**

Cher made a motion to approve the June financial statements; Jana seconded the motion, all were in favor and the motion carried.

**Finished Business**

- IPM has corrected and replaced all signs around the community to comply with current laws.

**New Business**

- Request a new revised bid for the Easement, as the measurement had changed; to review by the board was approved.
- The Board will continue working by email on Declarations Revisions review
- The pool fence will be tabled for next year's budget in 2018
- The Board is reviewing options by email on replacement of the mail boxes.
- The work is in process now on the sewer line repair.
- The Board continues to revisit pool policies regarding number of guests and reviewing the rules.
- The Board will review bids for updating swimming pool card keys and updates and/or upgrades.
- The Board reviewed several HOA Design Review applications

**Business Completed by Email**

- The Board approved the 1<sup>st</sup> quarter transfer of funds of \$16,500 from operating account to replacement reserves.

- Summit discussed with home owner about relocating trees that were planted in his 3 feet area.
- Summit reported they had pruned some junipers and a tree by unit 94 to the best of their ability
- Report of several incidents of vehicles abusing the visitors parking spots for several incidents
- Report of vehicles violating parking rules and parking in the fire lanes during the day to have easier access to the pool.
- Report of damage to a garage ceiling wall. This occurred during an installation of an air conditioner that was installed without prior approval by the HOA.
- The Board met to review the easement and identify the area and discuss the plans.
- The Board is reviewing the pool cards and the software related to the pool security system with regard to the effectiveness and evaluation of use. The Board is not able to obtain the security reports it needs with the current system.
- Several Homeowners have reported homeowners allowing single and/or multiple dogs inside the swimming pool area. This is a violation of the rules.
- Report of having excess of number of guests in the pool.
- Denver Water is requiring replacement of the current backflow for the community
- Dog waste disposal station has been moved 3 x times already to accommodate to owners in the community.
- Received a report of an issue on one unit with potential mold where four units would be affected.
- The Board reviewed the final draft for the July newsletter.
- Homeowner asking how to address mold and water damage due to a neighbor's unit which could affect the other three units and if there is anything the HOA can do regarding this matter. The Board is looking into seeing how this can be verified.
- The Board, after doing the property inspection noted some roof material left behind and called Adam to remove it.
- Request was made for building service for installation of garage door weather stripping.
- Request to Summit to correct the direction sprinkler heads are aimed in front of home owner's home. Currently the sprinklers are aimed at the front door, impeding access to leave or enter the unit.
- Request made to IPM to remove graffiti from several locations in the community.
- Homeowner reported abuse to IPM of an owner having appliances, toys, grills, bikes, and a washer and dryer in front of one of the decks for several weeks.
- The Board has been reviewing discussion topics for the next HOA meeting
- The Board and IPM are continually working with Summit to correct several dry lawn areas.
- Report of a vehicle parked blocking ingress and egress to a garage in the north side of the community.

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### **Executive Session**

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 97% are complete or contracted for completion. Discussion concerning remaining units on the list.
- Checks were reviewed and signed.

**Adjournment**

The July meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 8:56 p.m.

**Next Meeting Date**

The next Board Meeting will be held on Monday, August 14, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez  
Secretary