

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
August 8, 2016

The August meeting of the Board of Directors of the 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, Alma Hernandez and Michael Teague (by Proxy) as Board Members and Debbi King representing IPM Residential Property Management.

Home owners Forum/ Correspondence

There were six homeowners in attendance and the following questions and issues were brought to the Board's attention:

- Window coverings in a two-story unit that are not in accordance with the rules & regs.
- Removal of stumps left by the tree removals authorized throughout the community.
- Painting of the kick plates, trim around the garages and man doors was discussed after the Board mentioned the walk through with Adam. We explained we are in process of receiving a bid from him for that work.
- Two other trees that needed trimming.
- Abuse of the visitor parking spaces and a garage space in Lot #4 by residents which has been causing tension among neighbors.
- Aluminum wiring upgrade that was done incorrectly is in process of being corrected.
- Special Thank You to the asphalt workers Austin & Jason who helped to capture 2 escaped dogs from a unit during a wind storm while they were working on the parking lot.
- Remedies for the wide blade grass, or crabgrass that seems to be prevalent in the turf areas.

Approval of July Minutes

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

Financial Reports

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

Finished Business

- The pothole patches the Board approved in the parking lots are in process of finalization.
- The Board was informed the final balcony replacements are completed.
- The Board did a walk through to confirm that tree trimming was complete.

New Business

- The Board discussed changing the pool hours to have appropriate time for cleaning and maintenance in the mornings; changes to the Rules & Regs will be made in September.
- The Board decided the pool rules will continue to include No Smoking and No Pets.
- While on the walk through for the tree trimming, Adam Berlin of HPS recommended changes to the original bid for painting the trim around the garages, the man doors and the kick plates on the buildings north of Floyd. Adam will create a bid for a final review.

- The Board will be planning the annual meeting, scheduled for October 10, 2016.
- Debbi will forward all the bids for the fence repair for final approval.
- The Board requested the electrician to check the community lighting as some are turning on sooner than others.
- The homeowner of #137 requested the HOA pay for repairs to the newly installed ceiling drywall purportedly caused by the roof replacement. The Board declined to pay for the repairs since there is an exclusion from liability in the roofing contract for this type of issue and the interior of the unit is the homeowner's responsibility.
- The Board requested a bid for lower branches, cluster bushes and dead tree on the west side.
- The Board will review the Budget for 2017.

Discussed by Email

- Debbi did a garage inspection in Building 15 after complaints from neighbors and discovered an ingress-egress issue; violation letters were sent to all four residents.
- The homeowner in #159 requested the mismatched paint be fixed on the siding by the front door.
- A water leak was reported by the mailboxes.
- A homeowner is concerned about how long the sprinklers are running in the native area.
- A resident complained that the asphalt repairs were the cause of tar, sand and debris on his car and wondered why the residents were not notified about the repairs. Debbi explained the notification was in the June newsletter and the scope of repairs did not call for vehicles to be moved.
- A homeowner complained that his satellite dish was knocked out of alignment during the roof demolition and is requesting Dish fix it at the expense of Colorado Exteriors.
- What seemed to be a charcoal grill or smoker was reported in front of a unit and is apparently stored in the garage. The property manager confirmed it is an electric grill.
- #114 reported that the sprinklers are not coming on by his unit in the turf area; Mitch was going to check it out as a possible break was reported close by there.
- A broken sprinkler head was reported by #92; Mitch immediately replied it was already repaired.
- The homeowner of #25 sent another email about trimming the large tree by the parking space for that unit for safety purposes.
- The homeowner of #137 complained that the roof replacement caused damage to the newly installed bathroom ceiling and attached pictures and an invoice for the HOA to pay for repairs. Debbi replied that the roofing contract has an exclusion from liability for this type of issue, a common occurrence with roof replacement; she also reminded the homeowner that the interior of the unit is the homeowner's responsibility rather than the HOA.
- A gas grill was reported on the deck of a ranch unit; the residents removed it after notification from IPM.
- Notification was given to a homeowner about his tenant smoking marijuana and cigarettes in the unit after he gave instructions to the renter not to do that.
- Colorado Exteriors found a homeowner on the roof of his unit walking around on a very hot day; this could compromise the warranty as granules on the shingles could be knocked off and the City of Lakewood has not yet done the final inspection.

- Thunderbird Lighting was asked to check on the path lights to see why they come on at different times and some are on for long periods of time during the day.
- Summit Services was asked to hand pull the tall weeds in the native areas.
- A homeowner complained about automobile fumes in the penthouse unit and that the lights are constantly left on on both sides of the garage.
- Debbi sent out pricing for pet waste stations and accessories.
- A new homeowner was notified about altering the exterior of the unit after she removed and replaced the unit numbers and painted the siding beneath them. Another homeowner reported concern about this new homeowner that was reprimanded for altering the exterior of the unit when, in fact, the previous owner was the culprit. Also offered suggestions about the passing of the parking passes to the new owner at the time of sale which evidently did not happen in this case. The Board will take these suggestions under consideration.
- #162 requested the late fee be waived after she inadvertently paid only half of an outstanding \$100 ledger balance. The fee was waived.
- The Board was updated on the status of the roof inspections. Evidently, the city inspector is insisting on inspecting only 3 buildings per day as they are very backed up, but as of 08/13/16 the inspections had not yet started.
- Another report of the sprinkler running too long in the native area.
- Received another water consumption report from the Denver Water Board.
- Economy Paving did a completion walk on the property and reported they are finished with the pothole reparation project.
- First report of conflict between two units north of Floyd.
- Report of a trailer parked in the parking lot with a small rolling carrier attached to the back that was in the driveway area. This trailer was later reported moved to the street and, later moved off the street and out of the area.
- Report of two dogs in the pool area. When checked out, it was found that someone was also smoking in the pool area and the gate was propped open with a bike. The unit in violation was notified.
- Received the 2017 landscape maintenance and snow removal contracts from Summit Services.
- Two reports concerning the activities of tenants in another unit; evidently, residents are afraid of the activities as they might be drug related. Lakewood PD is aware of the situation after having been called out on several occasions.
- Mike did another walk through with Adam from HPS to inspect the buildings for the painting work just completed.
- Received a design request from #59 to install new windows; the windows were approved by the Board.
- Received the 2017 landscape maintenance and snow removal contracts from Rich's Tree Service.
- Report of another dog in the swimming pool. The people were very belligerent, disrespectful and would not leave. Later found out they are First Jefferson Green residents; the JGI management company was notified of the unit number which they are familiar with and will send a letter.

- Notification from Debbi that a disabled homeowner has been moved to an assisted living home and sold the unit; we are getting bids to remove the iron fence that has been there for the homeowner's assistance.
- The Board approved AllPhase to do the fence repairs.
- Second report and response to the first report of conflict between two units north of Floyd.
- Debbi sent out information on mailbox replacements.
- Jana requested the branches hanging over the fence be trimmed before the fence repair begins.
- Jana reported a water leak at #141 and requested Summit look at it.
- The pool gate by the cabana door was reported broken and open by a homeowner.
- The homeowner in #89 reported a leak coming from #92 in the garage area that is leaking on her items stored there and damaged the ceiling drywall. The owner of #92 was notified of the situation and asked to notify the HOA with an ETA on the repairs.
- Another homeowner reported the back gate of the pool area broken and open. The gate was chained closed until the lock can be fixed.

Executive Session

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

Adjournment

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

Next Meeting Date

The September meeting will be held on September 12, 2016 at the WMFD training building and will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez
Secretary