

**Minutes of the Board Meeting**  
**Second Jefferson Green Homeowners Association**  
**August 14, 2017**

The August meeting of the Board of Directors of Second Jefferson Green Homeowners Association was called to order at 6:30 p.m. by Karen Wildenstein, Michael Teague, 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 bicycles etc. and dog poop not collected
- Reported abuse in the swimming pool of dogs inside and too many people inside
- Reported Building 17-man door not working properly
- Reported dead bushes and dry areas around the community.
- Reported of abuse load music at non-hours and to follow home owners

**Approval of July Minutes**

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

**Financial Reports**

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

**Finished Business**

- IPM has corrected and replaced all signs around the community.
- Sewer line repaired by 126 has been completed.

**New Business**

- Request a new revised bid for the Easement and approved to move forward.
- The Board is discussing putting signs on easement fence and which one could be appropriate.
- The Board is discussing and planning an Annual meeting for October.
- The Board will continue working by email on Declarations Revisions review.
- The Board discussing a special meeting review and scheduling it. Mike motioned to approve, Karen seconded the motion, all were in favor and the motion carried.
- The pool fence will be tabled for next year 2018
- The Board is reviewing and revisiting by email on replacement of the mail boxes
- The Board continues to revisit pool policies and regarding guest and reviewing the rules.
- The Board will review bids for swimming pool card keys and updates and or upgrades.
- The Board reviewed several HOA Design Review applications
- The Board reviewed the new sign at mail boxes to update and upgrade.

## **Business by Email from**

Received a report of a disabled vehicle parked for several weeks

Received a report of individuals in the swimming pool area after hours with pets inside.

Several homeowners have requested to clean around the trash cans and clear any tree limbs left that waste connections didn't clean out.

We have provided a report from a homeowner that two irrigation boxes in the area continue to be left off and could present a safety hazard.

IPM had to explaining how Outside faucets are not HOA responsibilities. Several Homeowners have reported several vehicles with similar vandalization for several areas that were parked on the street. Repeated Violation letter sent to a home owner.

Owner reported century link and comcast boxes left opened and were not put back together.

Summit informed the Board and IPM of weed killer, spraying scheduled in the next two weeks.

The Denver water usage reports an increase usage due to dry weather

Swimming pool maintenance crew reported an increase of water usage occurring and issues in the swimming pool area.

Board has continued working with Summit on fixing areas on irrigation and areas dried, dead or over watered that continue services

The Board by the mail area is being cleaned and restored per Board Request.

Reported of signs around the community

Received a report of a violation on storm door removed and left in the deck

Received a report of home owner not picking up after their dog's poop.

Received a report that a tenant had removed a storm door and for the past two weeks have not put it back

IPM currently has received a notification about changes that Alpine Auto Towing is making.

Received information of changes to the Swimming pool sign and what areas we need to update to the laws and requirement to comply by next season.

Sewer line breakage was corrected by Mile high and has been completed.

Received several reports from Action Swimming pool services to bring to our attention of Restroom rancid smells and disgusting cleaning.

Received a request for a HOA Design Review application for a storm door.

Received a reminder of a request the lamp post at the corner of Garrison and Floyd and by parking lot 2 to be fixed.

Received a report a parking curve by parking space #13 that is messed up.

Sent a violation letter for missing Storm door.

Received a report a noise ordinance violation by home owner

Received and review a Design report request for a storm door.

Revisit with Summit on really dry areas that have not been resolved by prior attempts.

Received a report that during recent rain storms a property owner had some roof vent leaking water.

The Board will be reviewing the 2018 Budget for be ready for an annual meeting for 2017.

The Board was informed about a homeowner unhappy with the property management company.

The Board is asking to find out the situation with alpine auto recovery status.

Received a report of a trailer park in the parking spaces which is not allowed.

Received a report that the Swimming pool fence gate got unlocked.

Received a report of damage sprinkler heads and yard light but the landscaping company.

Received a proposal to replace the pool covered as the old one is in poor condition.

Received a report of dogs in the swimming pool area.

Received a report of a leak in the upper ceiling in garage space currently in process of finding out which unit is responsible.

Received revised estimate for the easement fence to be installed.

Received a report about a dry grass area which home owner suggested an idea for the Board to review.

Received a report of a tenant about concerns about water leak.

Received a request to cut along the fence to clear and complete a cosmetic look for the nature grass.

Received a HOA Design Review application for a storm door replacement.

### **Executive Session**

- Delinquencies were reviewed and discussed.
- Aluminum wiring was discussed; over 98% and discussed the remainder units on the list by property Mike motioned to approve; Karen seconded the motion, all were in favor and the motion carried.
- Checks were reviewed and signed.
- 2018 Operating Budget discussion after reviewing the Budget comparisons

### **Adjournment**

The August meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:20 p.m.

### **Next Meeting Date**

The next Board Meeting will be held on Monday, September 11, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez  
Secretary