

**Minutes of the Board Meeting  
Second Jefferson Green Homeowners Association  
September 11, 2017**

The September 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, Michael Teague as Vice President Jana Kosutova, Alma Hernandez, Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management.

**Homeowners Forum/ Correspondence**

There were no homeowners in attendance and no questions and/ or issues were brought to the Board's attention:

**Approval of August Minutes**

The Board approved the August meeting minutes during September meeting. Jana motion to approve with subject to changes on the August minutes and Mike seconded the motion, all were in favor and motioned carried.

**Financial Reports**

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

**Finished Business**

The pool fence to be tabled for next year 2018.

The main property sign on its final draft to be underway.

The Utility easement fence to be done soon.

The Board reviewing aluminum wiring and updates.

The Board currently reviewing and discussing the 2018 Operating Budget to finalize.

The Pool policy and number of guest to be revisited for the next year 2018.

**New Business**

- Annual meeting and Budget for 2018

**Business by Email from**

Received a report of Water usage reflecting several months above normal and slowing down use at this time

Received a request for landscaping in high traffic areas

Received a report of the conduit that had been accepted with restrictions is not as requested by the HOA.

The Board with assistance from IPM and Lawyer and reviewing the governing documents to have them updated.

Received a report of broken sprinkler by unit 94 called Summit to come and repair

Received a report of a vehicle parked on the front of garage

Report received dead bush in home owner's area and had requested to be removed  
Report received about not picking dog waste after their dogs  
Report received about concerns on soffit panels and gutter edges  
Report received about roof vents  
Report received about front range heating and air conditioning  
Report received about not picking dog waste after their dogs  
Received a report that a homeowner has not installed storm door and has been told in the past of the violation.  
Report received of a request of HOA Design Review for a deck for the board to review  
Received the final draft for a sign to assist property by the mail boxes  
Revisited HOA Design review for a conduit that is not in its final requirement by the board  
Report received about not picking dog waste after their dogs  
Working on a special meeting to review the board concerns with IPM on representation  
Report received on the status on wiring  
Report received on issues on main breakers and IPM request assistance.  
Report received about not picking dog waste after their dogs  
Report received of a lamp post out on the corner by the mail boxes  
Report received of homeowner's violation with fireworks  
Report received by Summit on when the native grass will be mowed  
Report received of garage repairs not completed by home owner and board is discussing the next step  
Report received about not picking dog waste after their dogs

### **Executive Session**

- Delinquencies were reviewed and discussed.
- Reviewed HOA Designed discussed and approved
- Aluminum wiring was discussed; over 97% and discussed the remainder 4 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 September meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 08:01 p.m.

### **Next Meeting Date**

The next Board Meeting will be held on Monday, October 9, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez  
Secretary