

**Minutes of the Board Meeting  
Second Jefferson Green Homeowners Association  
September 12, 2016**

The September meeting of the Board of Directors of Second Jefferson Green Home Owners 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 as Board Members and Debbi King representing IPM Residential Property Management.

**Homeowners Forum/ Correspondence**

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

Painting of the kick plates, trim around the garage and man doors was discussed after the work had begun on the north side.

Pot holes reportedly missed and the infrared heating were discussed.

More abuse of the visitor parking spaces was reported.

There was a suggestion to reduce the cost for parking stickers not passed on to new homeowners.

There was a new water leak in the garage in Building #20 reported since the previous report which has caused additional damage to other homeowners' possessions.

Suspicious behavior was reported about a resident which has been causing issues among neighbors. There has also been reported sightings of apparent attempts to access garages through the man doors, also posing safety issues.

Areas with excessive dog poop were brought to the boards attention.

Request for repairs - handicap access, repair of downspouts and gutters on the unit.

Two other trees need trimming by parking spaces #56 & #70; and a request the dead branches be trimmed from the trees by the sidewalk near Unit #54.

#72 needs a gutter cover on the north side of the unit.

**Approval of August Minutes**

The Board approved the minutes from the August meeting via email prior to the September meeting.

**Financial Reports**

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

**Finished Business**

- The Board was informed the final roof was completed.
- The Board was informed the community lighting repairs were completed.
- The Board made a decision to move forward with the attorney's recommendations on a lien action.
- The Board made a decision on the handrail removal at #37.

## **New Business**

- The Board decided to push the changes to the Rules & Regs regarding the new pool hours to November.
- Summit curb repair and replacement will be determined once the snow removal contract is approved.
- The Board will continue to plan the annual meeting scheduled for October 10, 2016.
- The Board requested a reminder to Mitch to cut the native area and clean by the fence.
- The Board requested a bid for the tree trimmings in the parking lot and by #54, cluster bushes and dead tree on the north side.
- The Board will continue to review the Budget for 2017.
- The Board will review snow removal bids upon receipt of a final bid.

## **Business by Email from 08/27/16 through 10/10/16**

- It was reported that it appeared the gutter repairs and covers were not done at #109 as the gutter looked like it was overflowing with pine needles; Debbi assured the Board the gutter covers are all in place and what looked like overflow is actually pine needles on top of the gutter cover.
- Sidewalk flooding from the sprinklers was reported by #84; Summit found another lateral line break there.
- An incident with an Alpine Tow truck driver was reported. Debbi asked Alpine to look into it.
- The attorneys presented a payment plan from a delinquent homeowner that was declined by the Board.
- The Board approved a transfer from reserves to pay the final bill to Colorado Exteriors while waiting for the final payment from the insurance company.
- A homeowner requested to park their car with expired plates in the parking lot for 60 days while they list it for sale, as their garage space is full of things from their unit due to renovations. The Board denied the request; the homeowners will either have to make room in the garage or get current tags for the vehicle.
- A resident complained about their neighbor not picking up after their dog; at the same time, the neighbor complained that the resident was depositing bags of dog waste on their porch. Debbi asked the resident to provide pictures in the future of the neighbor not picking up after their dog. This is yet another report of the tension between the two units.
- A homeowner pointed out some paint splatters on their newly painted garage door by the contractor that painted the trim, man doors and kick plates.
- Another homeowner asked about the paint on the kick plates on Building #6. The Board did a walk-through with the contractor and confirmed the kick plates were done correctly and look good; also pointed out some other touch-ups and items needed to complete this project.
- The insurance agent representing the unit with the garage leak in Building #20 insists the problem may not be with the unit in question, but another unit. Debbi will have a plumber look at the area and determine where the water damage came from.
- Received a water usage report for the last nine months from the Denver Water Board.
- Received a report from Summit that they cut out the worst of the growth by some Ash suckers that had grown in the 3-foot area by a unit, claiming the rest will have to come out

eventually. One of the homeowners that lives next door really let him have it for doing that; but, evidently, the homeowner is actually happy that it was done.

- A homeowner claims the garage trim on her building needs a second coat and the pothole repair is not complete. The trim was brought to Adam's attention at the walk-through and he also clarified that the pothole is almost too small to be patched so will be done with the others this size when a complete repaving is done.
- A homeowner called to report that his tenants feel that another homeowner is stalking them by following them to the mailboxes and hiding in the bushes close to the unit and watching them. This is another report in a series about the actions of the homeowner in question. Debbi recommended filing complaints with the Lakewood PD when the homeowner does those questionable things, but unfortunately until the homeowner does something unlawful, not much can be done.
- A homeowner reported that she believes Alex Costantino is less expensive than Hinton Electric with regard to the aluminum wiring repairs as the newsletter indicated.
- Received an estimate from Richis Tree Service for additional tree trimmings that will need to be addressed at some point as part of our ongoing trimmings.
- The agreement for Alpine Towing for 2017 was signed.
- Debbi received a complaint that some sprinklers were hitting the mailboxes, getting the mail in the boxes wet. Summit was asked to adjust them.
- Debbi requested man door keys for Building #27 from the homeowners after the balcony contractor failed to return the key.
- A homeowner was asked about a tenant's vehicle when it was blocking Waste Connections' access to dumpsters. Waste Connections charges for blocked access as well as additional trip charges to come back and empty the dumpsters.
- A resident reported a path light not functioning properly. Thunderbird Electric checked it out and repaired it.
- Received the monthly status report on delinquencies from the attorneys.
- A homeowner reported that a Waste Connections truck broke off some low hanging branches while traveling through to empty the dumpsters, leaving a rather large limb in the driveway. Summit was deployed to clean it up. The homeowner ultimately finished the job by sweeping and dumping the smaller debris after Summit only removed the large limb.
- Received the End of Season Landscape Report from Summit Services.
- Received a progress report from the property manager of two units regarding the replacement of broken windows.
- The Board approved an invoice for reimbursement to repair a garage door after the springs broke, trapping the tenant in the garage. The invoice included additional repairs to the door needed when the homeowner sharing the garage space opened the door when it was broken.
- An undrivable vehicle was reported in parking lot #3.
- The Board approved sod repairs between Buildings 2 & 3 and 5 & 6; seeding and a sod blanket was recommended by Summit rather than sod replacement.
- Received a request from a homeowner to trim the bushes near the fuse panel for his unit to accommodate the aluminum wiring repairs.
- Received an invoice for aluminum wiring repairs from a homeowner that reflected the AlumiConn method was used. Debbi confirmed this with the electrician that did the work and notified the homeowner the work will have to be redone with the Copalum method.

- A dog attack was reported by a property manager from his tenant. This was the second sighting of the off leash dog by this tenant, but, unfortunately the unit in violation is unknown.
- Debbi called Waste Connections to request an extra pick up after a recliner and sofa were put in a dumpster and recycle bin.
- A homeowner requested information about handling a large item needing to be hauled away.

#### **Executive Session**

- Delinquencies were reviewed and discussed.
- A Design Request was discussed and approved.
- Aluminum wiring was discussed; over 40% is completed.
- Checks were reviewed and signed.

#### **Adjournment**

The September meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:00 p.m.

#### **Next Meeting Date**

The Annual Homeowners Meeting will be held on Monday, October 10, 2016 at the WMFR training building; the doors will open at 6:00 p.m. and the meeting will begin at 6:30 p.m.

Respectfully Submitted,

Alma Hernandez  
Secretary