

Minutes of the Board Meeting
Second Jefferson Green Homeowners Association
November 13, 2017

The November 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, Jana Kosutova, Alma Hernandez and Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management.

Homeowners Forum/ Correspondence

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

- Homeowner reported a tenant from the apartments across Garrison Street trespassing and stealing pet station bags. The same person has been seen doing this in the past.
- The street light is out at S. Garrison and W. Floyd by the mail boxes.
- Violation or trespassing through the outside access on the north side
- Hawks and coyotes seen in the neighborhood.
- Homeowner reported a damaged fence on the north side from a homeowner's dog on the opposite side of the fence.

Approval of Minutes

The Board approved the October meeting minutes.

Financial Reports

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

Finished Business

- The aluminum wiring report of 98% completed with the 3 remaining units proceeding with lawyers.
- Review the Resolution for the aluminum wiring.
- The utility easement fence was completed on 11-13-2017.
- The report of the declaration revisions and results as of 11-13-2017.
- Discussed and reviewed the preliminary Budget for 2018.

New Business

- The Board has received estimates for gutter cleaning in the community.
- The Board discussing ways to resolve issues with the north side fence damage by adjoining neighbor on the west side of the fence.
- Asked for estimates on the easement fence on the east side by the church; Debbi will check to see if there is an existing chain link fence beneath the privacy fence needing repairs.
- The Board discussed ideas for the next newsletter.
- The Board is reviewing all the 2018 insurance quotes received for the community.

Business by Email from 10/10/17 through 11/13/17

- Approved a transfer from reserves of \$12,000.

Executive Session

- Delinquencies were reviewed and discussed.
- Aluminum wiring is 98% completed.
- Signed & reviewed checks.

Adjournment

The November meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 9:35 p.m.

Next Meeting Date

The next Annual Homeowner Meeting will be held on Tuesday, December 12, 2017 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