

**Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association
November 12, 2018**

Call to Order

The meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:30 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Jana Kosutova, Michael Teague, Trish Harris, and Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management.

Homeowner Forum

There were several homeowners present. One homeowner was there to make a complaint about what he perceived to be a lack of anything being done. The Board directed the homeowner to notice the extensive work that was almost complete at the pool.

Another had concerns surrounding the high insurance premium that will need to be paid if the wiring projects don't get completed by Dec 15. The Board was able to tell the homeowner with these questions that a resolution has been reached to complete work by a goal of Dec 10.

Approval of Minutes

The August & September minutes had corrections noted. Karen Wildenstein moved to accept the minutes with corrections. Michael Teague seconded the motion. All were in favor and the motion passed.

Review of Financials and Statements

After reviewing the financials, Karen Wildenstein moved that the financials be accepted. Michael Teague seconded the motion and the Board voted unanimously in agreement, thus passing the motion.

In light of the fact that the new fee did not go into effect until almost half way through the year, Michael Teague moved to add in an amount equal to 3% of the current fee into the 2019 budget to allow for various projects that need to be done in the next year. Karen Wildenstein seconded the motion which was then put to a vote by the rest of the Board. All approved and the motion passed.

Old Business

One bank of the mailboxes were damaged, apparently in shipment. Jesus is working on repairing the two boxes that have damage so we can make sure they are weather-proof. Then we will be able to mount them, but it will probably have to wait till Spring when the weather is more dependable.

The pool repairs are almost complete and the leak now appears to be fixed. As soon as they are done with pouring the concrete, the pool itself will be winterized. The fence is completed and the caps have been put on, the new iron work is closer to the ground and the fence itself is taller. The two gates that were never used were taken out and have been replaced with fencing panels. There is now only one gate for access to the pool. We've been told there should be no problem opening the pool next summer.

New Business

Insurance policy pending the wiring to be completed. Our broker is looking into other carriers. The one that was \$140,000 has backed out due to the fact that there are fire places in some of the units that may still be in use. He is also looking at 3-month policies, but they are prohibitively expensive for that short of a term. The Board continues to work with the homeowners who have yet to complete the wiring repairs.

Parking Lots and Concrete project meeting. Some Board members met with the same group that is doing 1st Jefferson Green Homeowners Association parking lots and sidewalks. These engineers will already have a good idea of how to go about it since we are so similar to Jeff Green I. Durand Excavating will pull together a plan to present to us as this project will take about 2 years from start to finish.

Waste Connections Trash Contract will expire April 1st. Alpine Waste & Recycling has already presented a proposal to do both our trash pickup and our recycling. The current contract with Waste Connections is more expensive and is auto-renewing unless 60 days' notice is given to end it. Cher Melichar moved that IPM should send a notice to Waste Connections to end their contract on March 31, 2019 without renewal. Further, Waste Connections will be directed that the Board will only consider a new quote from them if it is without the auto-renewal clause going forward. Michael Teague seconded. The Board voted unanimously to pass the motion.

Pool repairs are well underway. Trish noted that the bushes that are currently located by the fence at the pool are unattractive and don't provide any value even in the way of providing privacy. Trish Harris moved that we remove the current bushes after the new fence is installed and use some of the tall decorative grasses instead that would at least provide some privacy. Cher Melichar seconded the motion. Board members were unanimous in approval and the motion passed.

Snow removal

The new snow removal people did not come out until afternoon for the first snow. IPM will talk to them about timeliness going forward.

Pool rules are still on hold with a target of completion for next Spring before the pool is opened.

Executive Session:

The Board went into Executive Session at 8:25 pm.

A request for waived fees was denied by a motion and unanimous agreement.

The issues with completing the aluminum wiring upgrades were discussed.

Delinquent accounts were discussed; with several being brought current this month.

We came out of exec session at 8:52 pm

MAIL BUSINESS conducted 10/9/18 through 11/11/18

10/12/18 – Snow removal contract approved via email vote.

10/15/18 – initial Letter presented to Board to review regarding the addressing of resident allegations to be published in the newsletter.

10/23/18 – HVAC Installation approval for one of the resident units.

10/28/18 – Approval for attorneys to file the Reply for Reconsideration.

10/28/18 – Approval of Electrical invoice for pole light repairs.

10/29/18 – Proposed annual meeting documentation for packet presented to Board for review

10/31/18 – Board approval or one-time waiving of homeowner late fee for payment that got lost in the mail.

11/1/18 – final letter submitted for publishing in the newsletter to answer resident allegations of Board activities.

11/2/18 – August & September minutes were approved with corrections via email.

11/2/18 – Resident/owner informed of board of unemployment status and asked us to work with him while he recertifies a license that will enable him to become re-employed.

11/5/18 – Confidential Settlement Agreement approved by the Board and submitted for the attorneys to file with the courts.

11/9/18 – Approval of payment plan for overdue HOA fees.

11/11/18 – Board agreed to waive late fees in exchange for a payment plan on overdue HOA fees as long as payments are completed within a 12 month period, including legal fees acquired in trying to collect the debt.

11/12/18 – Approval to seek a short term policy to get us through the last two aluminum wiring conversions for insurance.

Adjournment

There being no other business to discuss. Michael Teague moved to adjourn the meeting, Karen seconded the motion. All members present agreed and the meeting was adjourned at 8:53 pm

Next Meeting Date

The next Board Meeting will be held on Monday December 10, 2018 for our ANNUAL meeting at the WMFR training building in the larger meeting room. The meeting will begin at 6:30 pm.

Respectfully submitted,



Cher Melichar, Secretary