

Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association
August 13, 2018

Call to Order

The meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:33 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Michael Teague, Trish Harris, and Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management. Jana Kosutova was absent.

Homeowner Forum

There were 5 homeowners present for the meeting. One homeowner complained that the weeds are not getting treated within the 3-foot area along side of the building. Karen and Debbi agreed to talk to the landscapers.

Another homeowner said he had an unsigned note left on his door asking him to quit slamming his front door. He was not aware that he was doing so, but because no name was left, he is at a loss to know who left the note. Debbi assured him it was nothing the management company left, as no one has lodged a complaint with them.

Another homeowner said that there is a tree that needs trimming near Building 23 and that the overgrowth is preventing the sprinkler from getting water to the grass close to the dog station in that area. The tree hangs over the sidewalk. Debbi will talk to the tree trimmer we use.

It was also noted that the balcony on Building 26 is looking bad and there are cracks in the wood on the floor of the decking. Debbi will ask her crew to check this out.

Another person asked how often the bags get filled at the pet stations because they seem to be empty a lot of the time. It has been noted that people from the apartments across the street still come to walk their dogs in our greenbelt and one of them has been seen taking multiple bags when they get to the pet station.

It was brought to the Board's attention that some renters in one of the buildings are having some issues with one of the dogs owned by another homeowner with a pit bull that is kept on a leash in front near the unit they rent. The dog behaves very aggressively and it was noted that other dog owners have to avoid the area, as well. The renters are attempting to work out the problem with the homeowner at this point.

One of the Homeowners brought it to the attention that he has seen several cars use the parking lot in his area as a place to make U-turns, but that they are speeding and there is concern for children who play or walk through the parking lot. We've posted signs, but they don't always help and it's hard to catch people in the act.

This season there have been infestations of Japanese beetles in the area. Debbi will talk with the landscapers to see if they have noted anything and to ask what they are doing to address the issue.

There is an area where the lights in one of the areas between buildings are not lighting and a request was made for an electrician to please check out the problem to see what it will take to get it repaired. Debbi made note of this and will have the situation researched.

Homeowners also asked about the pool. They were informed that we have received bids of about \$47,000. There is one unknown, however, and that is the extent of a leak near one end of the pool that is causing the concrete to heave and become uneven. IPM is getting this checked out now.

Approval of the July Minutes

The minutes for the July 9th meeting were reviewed and some corrections were made. Cher Melichar moved that the minutes be approved in accordance with revisions noted by President Karen Wildenstein. Michael Teague seconded the motion and all were in favor.

Review of Financials and Statements

The financial report was reviewed. The 2017 audit was approved earlier in the month as noted in email business. The changes suggested by the auditor will be submitted to IPM with instructions to make the suggested entries. Michael Teague moved we transfer \$12,070 to reserves and this was seconded by Trish Harris. All Board members agreed and the motion passed. Debbi did caution that this may have to be amended at a future time if we want to keep from having to ask for another increase.

Michael Teague moved to accept the financial report with some minor corrections. Cher Melichar seconded the motion, all members agreed and the motion passed.

Old Business

The Declarations were finished and filed, but we are temporarily tabling revisions to the Rules and Regulations.

Pool repairs were discussed. Several bids were presented with regard to the wrought iron fencing that no longer meets state code. Karen Wildenstein moved that we accept the \$13,000 bid to completely replace the wrought iron to specification. Trish Harris seconded the motion. All Board members were in favor and the motion passed.

The new mailbox units have arrived and are being stored while a plan is put into place for assembling them. Debbi is meeting with Jesus to strategize the best way to do this. Then a plan will be made for involving the post office and coordinating with them to remove the old mailboxes and install the new ones in a manner that will have as short a transition period as possible.

We will be looking at what date to set past which we will no longer pay for pest extermination.

The idea of a summer party was discussed and it was decided that upon further consideration and with the additional cost of having to repair the leak in the pool area that it would not be a wise use of funds to spend the money on such an activity at this time.

Executive Session:

Executive session began at 9:00 pm to discuss electrical wiring and payment delinquencies. Debbi is still working with the two remaining homeowners who have not mitigated the aluminum wiring in their units.

Approval was given for the waiving of a late fee in order to accommodate a closing date on one unit.

Executive Session was ended at 9:14 pm

EMAIL BUSINESS conducted 5/15/18 through 6/10/18

7/10/18 – The Board rejected a proposal for a payment plan from a homeowner who is in arrears as the payment plan would have stretched out over a 2 year period.

7/24/18 – Approved repair to the dryer vent for a two story unit in Building #40.

7/24/18 – Approved the second payment plan submitted by a delinquent homeowner that includes charging no late fee if they pay the full amount due each month in a timely manner. The account will be paid in full in approximately 12 to 13 months.

7/24/18 – Approved the recording of the revised Declarations following the court ruling permitting the revision.

7/30/18 – Approval of the financial audit for 2017.

7/31/18 – Approved a letter to a homeowner regarding calling HOA contractors directly.

7/31/18 – Approval from 4 of 5 Board members to have a summer party sponsored by the HOA.

7/31/18 – Approved a counter offer to the homeowner with whom the HOA is in litigation with regarding the aluminum wiring repair in response to the counter offer received by them after the court ruled in favor of them. (Missing the initial offer we made to them).

8/1/18 - The Board members voted to inform tenants in a 2-story unit that were smoking too closely to the building that they will need to move further out to keep smoke from entering the ranch unit. This is per the Rules and Policies amended last year.

8/1/18 – Approved a Design Review Application for a conduit on the outside of a building to house the A/C drain. Homeowner must provide any necessary upkeep to the appearance of the drain conduit.

8/5/18 – 4 of the 5 Board members voted that Jesus is responsible to replace the newly planted tree destroyed when the old privacy fence was taken down in the utility easement and replaced with the chain link fence.

8/8/18 – The minutes for the June 11, 2018 Board meeting were approved as amended and corrected.

8/10/18 – 4 of the 5 Board members approved to waive a late fee for a homeowner.

8/10/18 – 4 of 5 Board members object to a motion received from an attorney seeking reversal of the court ruling on the revised Declarations for one or more homeowners.

8/12/18 – Approved waiving a late fee for a new homeowner.

8/12/18 – Unanimously approved the Minutes for the July HOA meeting.

Adjournment

There being no further business to discuss. Trish Harris moved that the August meeting of the 2nd Jefferson Green HOA Board of Directors be adjourned. Michael Teague seconded the motion. There being no objections, the meeting was adjourned at 9:19 pm.

Next Meeting Date

The next Board Meeting will be held on Monday September 10, 2018 at the WMFR training building. The meeting will begin at 6:30 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cher Melichar".

Cher Melichar, Secretary