

**Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association
March 11, 2019**

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 Treasurer, Jana Kosutova. In attendance were, Member-at-Large Ken Kloppenborg; Treasurer, Jana Kosutova; and Secretary, Cher Melichar as Board Members, and Debbi King representing IPM Residential Property Management. This, representing a quorum, the meeting proceeded.

Homeowner Forum

No homeowners were present.

Approval of Minutes

The February minutes were presented for approval. Jana Kosutova moved to accept the minutes for February with minor corrections, Ken Kloppenborg seconded the motion and the minutes were approved.

Review of Financials and Statements

Debbi reported an answer to the question from the last meeting about lines 56 and 57. Cher Melichar moved to accept the financial as presented, Ken Kloppenborg seconded the motion. All were in favor and the motion passed.

Old Business

Revisions to the Rules and Policies including Pool Rules.

As promised, Debbi presented the revisions to the 2nd Jefferson Green Rules and Policies, Amended on 3/11/19. Cher has agreed to clean up the font and some of the indented formatting.

Board training recap

In the absence of two members of the Board at this meeting, it was agreed to table this review until the next meeting.

Snow removal

With the heavier than normal snow fall – we are spending more on snow removal than we have in the last few years. We have been trying to modify how the snow removal is handled. We have requested more ice slicer on the north end of the complex because the parking lots have been thawing and re-freezing, creating a greater-than-normal hazard. Buckets of ice melt have been secured with chains in various areas of the complex. While very few people have ever

picked up free ice melt when we've distributed it at the pool cabana – it appears people have come and availed themselves of using the buckets we've secured.

New Mailbox Installation:

The Board members have taken turns opening the pool cabana for residents to pick up new mailbox keys. Key pickup for the new boxes is going well. People who have picked up keys, have had a chance to get a look at the new mailboxes and seem to be pleased with them.

Security Cameras for the Pool area:

Debbi said the people we've been working with have found some more sources for getting bids on the security cameras and computer programs for the security system. We will get more information in the next month or so.

New Business:

A unit in building 51 has been sold, but IPM has not received paperwork from the title company, as yet. Unit 44 in Building 11 has been sold and the owner has already contacted IPM about submitting an architectural drawing for two improvements.

West half side of building 31 in the garage area, the light has been removed with only tape on the ends of the wires and there is a section of drywall missing on the side where 121 and 122 is located. Debbi will check with the owners of the units there to see whether there have been repairs at some point that caused the drywall to be removed.

Jana suggested that we do a walk through the property and Debbi reminded us that it was time for garages to be inspected again. It was suggested that we divide the property into quarters and do the inspections/walk through at the same time. Debbi will send out a schedule for walk-through inspections.

The Board directed IPM to have Sanchez look at the broken branches on the tree across from unit 148. There are several dead or broken branches that need to be removed to prevent them from being blown onto someone's vehicle or causing other damage.

It was brought up that a path light in the NE corner of the property has blue tape on it (near unit 67). Debbi stated that this signifies it needs an electrician to look at it and determine repair specifics.

It was also noted that the door frame for the garage side access needs to be replaced. The nature of the damage to the door, however, may have to wait until we are able to regrade the parking lot because the problem has to do with the way the asphalt is poured in that area. IPM has looked at this and it will not be a simple fix because of that.

Executive session:

The Board went into Executive Session at 7:41 pm.

Delinquent accounts were discussed; almost all the large accounts were collected this month. The attorneys are addressing a couple of them that have failed to adhere to the payment plans upon which they agreed or have defaulted.

The Board reconvened following Executive Session at 7:50 pm

Adjournment

There being no other business to discuss, Treasurer, Jana Kosutova moved to adjourn the meeting. Ken Kloppenborg seconded the motion. All members present agreed and the meeting was adjourned at 7:52 pm

Next Meeting Date

The next Board Meeting will be held on Monday, April 8, 2019 for our regular meeting at the WMFR training building in the small conference room. The meeting will begin at 6:30 pm.

Respectfully submitted,



Cher Melichar, Secretary

EMAIL BUSINESS

2/11/2019 – Insurance renewal was unanimously approved via email.

2/11/2019 – IPM sent an advance copy out of the letter to the Homeowners regarding the process for picking up mailbox keys.

2/14/2019 – the Board unanimously approved a maintenance proposal from Action Swimming Pools. They do business with IPM at other properties and have presented the lowest bid. IPM has been pleased with the work they do at other complexes.

2/19/2019 – the Board approved an extension of a repair payment the HOA made that needs to be reimbursed.

2/24/2019 – a homeowner in arrears has requested a 24-month payment schedule. It has been the practice of the Board to offer 12 month extensions. To be fair to everyone, the Board voted to reject the request for a longer plan.

3/4/2019 – the entire Board attended HOA Board training at the offices of the Attorneys we use. We will recap the training at the April meeting when all Board members are present to discuss it.

3/9/2019 – IPM gave the Board a heads up regarding a Resolution that was sent to the attorney for review to make sure it was still in compliance with new laws or statutes or to determine if a new resolution needs to be written.

3/10/2019 – The attorney reviewed the Resolution quickly and stated that it does comply with Colorado Law.

3/11/2019 – A new homeowner for a ranch unit has sent a design application for review prior to the meeting in the evening to expedite approval. The application calls for replacing two remaining windows, using the same company and window types that the previous owner used in order to replace the front windows in the unit.