

**Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association
April 8, 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 President Mike Teague. In attendance were, President Mike Teague, Treasurer, Jana Kosutova; Secretary, Cher Melichar; Members-at- Large Ken Ayres and Ken Kloppenborg; as Board Members, and Debbi King representing IPM Residential Property Management. This representing a quorum, the meeting proceeded.

Homeowner Forum

There was only homeowner present. She reported that she thought the landscapers were doing a good job, but they did do some damage to the plants in the 3 foot area with their blowers. She said they had them up full blast blowing away the grass. She also discovered a hole when she walked her dogs and took a picture of it and turned it in to the management company. It appears to be gophers. The landscapers will try to investigate, but they think when the sprinklers are on again – the inhabitants will move along. The homeowner also mentioned that while she likes the new mailboxes she ran into one person at the mailboxes that was very unhappy and is ranting about how unhappy she is about them. The decision to replace the mailboxes was made because the old ones were falling apart and rusting through on the bases.

Approval of Minutes

The March minutes were presented for approval. Ken Kloppenborg accept the minutes for March as written, Mike Teague seconded the motion and the minutes were approved.

Review of Financials and Statements

Debbi reported an answer to the question from the last meeting regarding the financial statements. Mike Teague moved to accept the March financials as presented, Ken Kloppenborg seconded the motion. All were in favor and the motion passed.

Mike Teague moved to transfer \$9,998.00 for each of the months of February and March to the Reserve account as budgeted. Ken Kloppenborg seconded the motion. All members were in favor and the motion passed.

Debbi went over how to read some of the financial documents so we would have a better understanding of them. As we go through the year the actual numbers move into the columns to replace the budget numbers. Right now, as long as nothing happens out of the ordinary, we are doing okay, including being able to move funds into the reserve account.

Old Business

Mailboxes – these are installed, all the locks from the post office have been installed and all keys delivered except for one unit whose keys are being delivered after the meeting tonight.

It was mentioned that the mailbox stand that had two mailboxes repaired has standing water on the top and it was feared that the pooling would cause rusting of the top of the mailboxes in that stand. Cher suggested that we look into seeing if we could find someone to apply the material

used on automobiles for applying the “clear bras” to the hood of a car and to see if that could be used to seal the top of the mailboxes with the same clear coating.

Also, a new owner is moving into Unit 162. The former owners asked Jana Kosutova to turn the new mailbox keys over to the new owners. When she did this, she learned that the title company involved in the sale, once again, did not get the items to the new owners that were provided by the management company. They were given the rules/regulations and the parking permit information, etc. but nothing was given to them according to the new owners. The real estate broker told them they would get everything in about 2 weeks from the Association. Debbi explained that she gave the title company all the necessary information to present at closing, as soon as she received word a contract had been accepted. The title company has done nothing, so Debbi will reach out to the new owner with all the information again.

Someone asked about posting No Soliciting signs. We had discussed this one time before, but the attorneys recommended that while it was okay to post a sign at the driveway entrances that say “No Soliciting” but as it is largely unenforceable, we really needed to just encourage residents to post their own signs in their units.

Revisions to the Rules and Policies including Pool Rules:

Debbi talked to Josh at the pool security company again to remind them that they promised to give us some more estimates and meet us during the pool season so they could get a better idea of what is needed for security.

As promised, Debbi presented the revisions to the 2nd Jefferson Green Rules and Policies, Amended on 3/11/19. Cher Melichar had volunteered to clean up the font and some of the indented formatting and had a couple of questions before completing the cleanup. It was noted that there are a couple of things missing. We need to correct the age on the Swimming Pool rules and also there is no mention of the “Resident Parking” spaces that were added to the parking lots.

Trish Harris/homeowner volunteered to hand deliver notices to tape to homeowners doors if we have a need. Volunteers are much appreciated to help keep costs down.

Pool Signage approval: Cher Melichar moved to accept the pool rules with two minor corrections that were noted, the motion was seconded by Mike Teague. Remaining Board members approved, no one dissented and the motion passed.

Gas Line Inspections: At an earlier meeting it was noted that there is a potential hazard whenever water lines are too close to the gas lines in the units of each building. If they touch there is a possibility of corrosion to the gas lines. There was discussion about possible issues involved in trying to inspect the gas lines that run through the crawl spaces to make sure none of them are corroding due to being in contact with copper water pipes. Some neighbors are not cooperative and this would prevent inspection.

Jana Kosutova mentioned that we need to get homeowners to replace or repair screens and outer screen/storm doors. That brought to mind that we need to complete inspections on the overall property to look for violations. Debbi will pull together a schedule that we can sign up for to participate in the inspections and they would be tied to the garage inspections. She will also mention it in the newsletter.

Ken Ayres mentioned that he's seen a lot of the kids in the area with scooters and bikes that tend to ride on the sidewalks and when they come up behind homeowners that are out walking the kids need to make their presence known and to just be respectful of others when they are riding on the walkways.

Review and Revise HOA Policy Resolutions: The one for the Sewer Line maintenance and the wiring do not need to be reviewed. The others need to be reviewed and revised to be in compliance with the Declarations. We have been getting reimbursed most all of the legal fees incurred so far and there was enough budgeted. Jana moved to send the policies and resolutions to the Attorney for review and revision. We got an estimate from the attorneys for reviewing the necessary resolutions/policies.

It was asked whether or not it was in the budget. There is money in the budget for the review. Jana Kosutova made a motion to approve the review of the resolutions/policies to make sure they are in compliance with current state laws. Mike Teague seconded the motion. There were no objections and the motion carried.

Board training recap

We were given lots of good tips for lowering liabilities as Board members. We discussed the fact that the training was thorough and helpful in light of the fact that we have two new board members. The training is recommended on a yearly basis for Boards due to the fact that there are many new laws that come into effect each year.

Parking lot Striping and numbers: We do not have the money to do what 1st Jefferson Green I just completed, nor do we have the time. Their project took almost 5 years to put into place and in talking with the company that did Jeff Green I, it will not be any different for us. There were 3 bids submitted for the immediate work that needs to be done. They are similar in scope, but there are parking lot repairs that are in need of being done. We will need to educate the homeowners about the process of working on a total parking lot restoration like 1st Jefferson Green did. Debbi proposed that we should really do patching, sealing, striping and numbers first, as the actual total repaving is going to take time and a lot of money. The Board asked Debbi to have the companies resubmit the bids to include pothole repairs and resealing the lots and will ask them to optionally add in the price of numbers on the curbing, as well.

Snow removal: With the heavier than normal snow fall – we are spending more on snow removal than we have in the last few years due to the recent continuing snowfall. 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.

The buckets of ice melt that were put out were secured to keep them from disappearing from the areas where they are needed.

Over at 104, the owner has complained that it is not safe to walk out of his unit to the parking lot. We are looking into ways to divert the water melting on the roof so it doesn't run down to the sidewalk, but needs to go into the gutters.

Board members agreed to walk various sections of the property after the next snow to better monitor what the snow removal team is doing.

New Business:

Newsletters will be going out in accordance with additions mentioned earlier in the meeting.

Colorado Sewer bill 121, 122, 123, 124. This was divided equally, but 121 had additional augering done, so that part got billed to them. Where it was further out, there were tree roots that were causing some of the problems. The HOA should pick up some of the cost due to the fact that some of the line after the. Mike moved that we assume 50% of the cost for the total that was divided up since the part of it was caused by trees planted in the common areas. Ken Ayers seconded the motion, all remaining board members agreed and the motion carried.

IPM asked if we could move the August meeting to the 13th instead of the 12th due to a conflict. Mike Teague moved that we move the meeting for August back one day to the 13th. Ken Ayers seconded the motion. All Board members agreed and the motion carried. Jana Kosutova said she would take responsibility for putting a sign at the mailboxes for the change in meeting.

Executive session:

The Board went into Executive Session at 8:02 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 8:25 pm

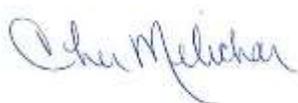
Adjournment

The meeting Mike moved to adjourn at 8:27 pm. Ken Ayers seconded the motion. There being no objections and no further business to discuss, the meeting was adjourned.

Next Meeting Date

The next Board Meeting will be held on Monday May 13, 2019 for our regular meeting at the WMFR training building in the small conference room. The meeting will begin promptly at 6:30 pm.

Respectfully submitted,



Cher Melichar, Secretary

EMAIL BUSINESS

March 12, 2019 – The Board asked IPM to have our attorneys review some of the resolutions to insure they meet with new state laws and the Declarations. She asked them to give us an estimate for the review which they did, in time for the meeting.

March 13, 2019 – Annual Meeting minutes were turned in to IPM to hold for approval at the next annual meeting. Karen Wildenstein's President's report was included.

March 14, 2019 – Several reports of broken trees and limbs were reported via email after the latest snow and wind storm. Debbi is having the landscaping crew look at them to see about mitigating the damages to the trees.

March 13, 2019 – Residents called attention to sidewalk areas that have sunk and need repair. We will discuss at the next meeting.

March 15, 2019 – Modifications to signage for pool rules were noted for Debbi to relay to sign company.

March 20, 2019 – The Board was notified of a car that habitually parks in a fire zone, blocking the garage door of two units.

March 27, 2019 – The Board unanimously agreed that the next time the car parks in the fire zone, blocking the garage door, they will request an immediate tow.