

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

December 14, 2020

I. 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 Michael Teague. Also in attendance were, Treasurer, Jana Kosutova, Secretary, Cher Melichar; and Members at Large Ken Ayres, and Ken Kloppenborg. Debbi King represented IPM Residential Property Management. As this body comprised a full quorum, the meeting proceeded.

II. HOMEOWNER FORUM

We welcomed many homeowners who remained for the regular meeting after they joined us this meeting! We are grateful that homeowners are finding this an easy way to attend meetings.

Two homeowners are still waiting for areas of their sidewalks to be completed. And another homeowner had concerns about the fact that the bushes in her area are not being trimmed properly. Debbi will get with the contractors for both those items to find out when these items can be attended to.

Another homeowner is having a problem with the woodpeckers on her siding. Ken Ayers mentioned that he had the same problem, but went to Home Depot and then put it in the window and it got rid of the woodpeckers.

Another homeowner said they recently replaced their garage door opener. The company that installed it said the rollers on the garage door needed replacing and that the weather sweep on the bottom of the door also needed replacing. She would have had them do it, but since that is part of the Association's responsibility, she is just letting Debbi know that needs to be repaired so it doesn't put undo strain on the new garage door opener. Debbi will contact the company we generally use for HOA repairs to come look at it and do what needs to be done to the door.

One of the homeowners asked about the formerly proposed dog park. It was reported that it doesn't look like it will be possible. The single family house that borders the area we looked at wants us to put up a new privacy fence and full use of the park, as well. The cost of this is prohibitive. Mike Teague mentioned that he has seen more and more dogs running loose in the community than any other time. Debbi will add something to the newsletter to remind people of the leash laws in effect for Jefferson County and Lakewood.

III. APPROVAL OF November MEETING MINUTES

The minutes for the meeting of November 2020 were presented for approval. They were sent out twice during the month, but no one responded. Treasurer, Jana Kosutova moved to accept the minutes as presented, President, Michael Teague seconded the motion. All other members being in agreement, the motion passed and the minutes are approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS for SEPTEMBER, 2020

The Financials were sent out via email prior to the meeting for Board review and were presented for acceptance. Jana had a question about one of the accounts' descriptions. It was explained that there are limitations in description fields and not always room to provide an adequate description.

A motion to approve the financials as presented, was made by President Michael Teague and Secretary, Ken Kloppenborg seconded the motion. All remaining Board members agreed and the motion carried, financials were approved.

V. OLD BUSINESS

A) Replacement Reserve Transfer –

Debbi let the Board know that, once again, we are in good shape this month to place the full amount allotted to the reserve fund as we strive to do each month. Treasurer, Jana Kosutova, moved to approve placing the full \$12,700 to the reserve fund. President, Michael Teague seconded the motion. All remaining members being in agreement, the motion was passed and the designated amount will be moved to the reserve fund.

B) Pool Equipment Door Damage. – Pending – This remains on the back burner until next spring rather than spending the money now.

C) 2021 Budget Draft #4 – Board Approved - Notices have gone out via email and they will also be mailed.

D) Installing Brighter LED Light Bulbs – Everything now has LED lights. Not all of them are the brighter bulbs. Not wanting to waste money, we will wait until the dimmer lights burn out to replace them. They are still better lights than what we used to use they are only equivalent to the 60 watt lights instead of the 100 watt lights. Eventually they will be replaced, as needed, with the higher watt equivalency. Debbi noted that Greg will be rebuilding 3 of the light poles that are currently not functioning due to wiring issues and the pole has deteriorated on one of them.

VI. NEW BUSINESS

A. Insurance renewal with Travellers was approved via email earlier in the month. Debbi wanted to let us know some information regarding insurance for multi-unit communities like ours. Carriers appear to be pulling out of Homeowner Associations such as ours in Colorado due to high losses with insurance claims. They are either increasing 25% to 30% or even twice that much depending upon the age of the community and the experience rating in the last year. Our premium is up to \$160,000 now, but other carriers are getting quotes of \$225,000 or more. Our broker (and other brokers she's talked to) feel that within another 2 or 3 years the carriers will return, but they will be modifying the way they cover multi-unit communities such as ours.

VII. EXECUTIVE SESSION

Executive Session – began at 7:05 pm. At this time we must ask homeowners to leave the meeting as confidential financial information is discussed during this section of the meeting.

- A) There were no Homeowner Requests submitted for the Board to consider although one came in via email, was approved, and the work has already been completed.
- B) Delinquency Report was discussed.
- C) Review and approval of checks was completed via email earlier in the week.

At 7:35 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no other business to discuss, President, Mike Teague, moved to adjourn the meeting, Secretary Cher Melichar, seconded the motion, all members present agreed and the meeting was adjourned at 7:39 pm

NEXT MEETING DATE

The next regular Board Meeting will be the Annual Meeting which will be held on Monday, January 11, 2021. The location and the manner of the meeting will be online using a ZOOM meeting due to the developments of the spread of the Covid19 Pandemic. Restrictions have not only NOT been lifted, some restrictions are being heightened and re-instituted. The firehouse is still not allowing meetings to be held in the building and our normal room is too small to meet any of the guidelines, if they were being held there. The meeting will begin promptly on ZOOM at 6:30 pm.

The Board wishes to remind everyone that if you are planning to attend the meeting, **you will need to send a request to Debbi at IPM to be included and receive a link for the zoom meeting.** Like all meetings, **THE ANNUAL MEETING IS OPEN TO ALL HOMEOWNERS.** **The 2021 budget will be presented for ratification by the homeowners. It is very important that you attend or send your proxy to the Board or to a person of your choice who is able to attend the meeting.**

Also, if any homeowner has something they wish to be discussed or to present to the Board, they need to submit it through IPM well in advance of the meeting. We have the ability to have enough additional people attend a ZOOM meeting to accommodate representatives from all units in the HOA. Please watch for an email and/or mailing for further instructions on how to attend the meeting.

Thank you for your understanding as we all continue to try to adapt to a new "normal" way of doing things.

Respectfully submitted,



Cher Melichar, Secretary