

MINUTES OF THE ANNUAL HOMEOWNERS MEETING
for
Second Jefferson Green Home Owners Association
December 14, 2020

The annual meeting was called to order at 6:30 pm, by President Michael Teague. In attendance were President Michael Teague, Treasurer, Jana Kosutova, Secretary, Cher Melichar, Members at Large, Ken Ayers and Ken Kloppenborg as Board Members, and Debbi King, representing IPM Residential Services for the HOA.

QUORUM DETERMINED

President Michael Teague read the rules of conduct for the annual meeting in accordance with the bylaws. In order to hold the Annual meeting a quorum of 10%, equating to 17 units, represented is required. A Roll Call was conducted to introduce the Board members to the attendees and to determine how many units were represented in order to determine if a quorum was present.

There were 25 units represented by homeowners who were present on the call. The Board received an additional 12 proxies (after subtracting proxies received from homeowners who were in attendance). There being more than 17 units represented, quorum was met and the meeting proceeded.

MINUTES FOR THE 2019 ANNUAL MEETING

The minutes from the last annual meeting were sent out in the packets for homeowners to review. President Mike Teague called for a motion to waive the reading of the minutes of the last Annual Meeting, since they had been previously sent out for review. The motion was made by homeowner Trish Harris to waive the reading of the minutes from the 2019 annual meeting, Ken Ayers, homeowner and member at large, seconded the motion. This being accepted by the homeowners present, the motion carried. A vote was called by the President to accept the motion. There being no objections, the minutes were approved.

President's Report:

Michael Teague gave the President's Report. We worked on 4 replacement reserve projects this past year, consuming a total of \$86,670. We continued a long-term project of balcony repairs to 17 units (this is for the correction of some initial building discrepancies). The cost for these repairs was \$19,918. The Cabana and pool security was replaced and enhanced which cost \$6,994. We completed a project to repair trip hazards on sidewalks across the entire complex. Concrete is very expensive and the cost was \$45,487. We had to replace a domestic water main shut-off in part of the property which cost \$14,271.

At the beginning of the year, there were \$172,434 in the reserve fund. At the end of the year we had a balance of \$286,459 in the reserve fund, having set aside \$114,025 after paying out \$86,670 for the completed projects. Adding the \$86,670 to \$114,025, there was actually \$200,695 which would have run through to the reserve fund, except the project expenses were paid directly out of the operating fund. Normally the money would have been transferred to the Reserve Fund and then paid out again for the projects. To avoid just moving the money around, we simply paid it directly out of the operating fund and noted that action for the auditor. This averages to an equivalent total of \$99.54 per unit being paid into the Reserve fund each month.

We continue to battle repairs to the irrigation system and paid out \$21,961 for repairs this year. The Board would like to point out that a sizeable portion of these repairs were directly due to vandalism of portions of the irrigation system. Reparation of vandalism comes out of the dues we all have to pay. We are going to have to start seriously looking at a way to start replacing the irrigation system and will try to do so in stages, if at all possible.

At the beginning of the year the Delinquencies were down to \$8,817 and we collected another \$3,758 to bring the total delinquencies for the year down to \$5,059 at year end.

Property inspections of common garage areas and buildings were performed. When it can be determined that a specific unit is responsible, those unit owners were notified of needed repairs. When a specific unit cannot be determined, the repairs must be split by all four units. Many of the violations have already been repaired by homeowners. Some violations were merely due to the way people are storing things in the garages, blocking egress to and from the side access door to the furthest unit in the garage. IPM continues to monitor the repairs that are either in progress or that have not yet been started.

Presentation of Year-End Financial Report and the 2021 Board Approved Budget

Questions were entertained from the Homeowners regarding the Budget to be ratified.

Trish Harris said she saw something in the budget about the landscaping company trimming and shaping the bushes and stated that the bushes near her unit were only trimmed on the bottom and a little on the sides, but not across the tops. Debbi stated that was part of their contract. Some discussion ensued that there are a lot of homeowners who prefer not to have the landscapers do that trimming and Debbi will get with them in the coming year to make sure that we are getting what we are paying them to do.

Budget item for gas in the section for the cabana and pool expenses was questioned. Debbi clarified that was the charge for keeping the cabana heated in the winter.

Several homeowners questioned that the amount of the increase was over 3% of last year's monthly assessment. It was mentioned that it was rounded up due to a number

of homeowners not wanting to write their checks for an odd amount. To be clear, the Board looks at the projects that need to be accomplished in the coming year and plans the budget accordingly. Because of having two large increases in the last three years, the Board tried very hard to keep the amount of the increase as close as possible to 3%, but we should really stop thinking in terms of percentages going forward.

This year at the end of the year, our insurance company raised their renewal rate by \$10,000 and we were lucky that it was not more. We got other bids that far exceeded that amount of increase. The way the budget works under the new decs is that homeowners should be looking at the budget in terms of the projects that we anticipate the need for completion in the coming year.

Further discussion reiterated what has been explained in the past. The budget is presented for ratification. Unless 51% of the homeowner's object to the budget as it is presented, the budget is automatically ratified. In our HOA, it takes 86 units to reject a budget. As there were not anywhere near 86 units represented at the meeting, the budget was automatically ratified.

We begin working on the budget as early as August and September. Homeowners are invited to come to meetings so they will have a better understanding of the expenses and projects we are facing each year. The use of Zoom meetings has already expanded the number of people attending our regular meetings and, for that, we are grateful. We are happy to have more participation. The fact that the use of Zoom does not require us to pay rent on a room in which to hold a meeting actually saves us money. Zoom has a MUCH smaller monthly charge than renting a meeting room and we could accommodate every unit sitting in on the meeting if they were to request it.

Mike asked if there were any more questions. No further questions were asked.

ADJOURNMENT

All business pertinent to the Annual meeting being finished, homeowner Trish Harris moved to adjourn the annual meeting and to move into the regular monthly meeting. Michael Teague seconded the motion. There were no dissenters and the annual meeting was adjourned at 7:01 pm.

Respectfully submitted,



Cher Melichar, Secretary

The regular December meeting followed immediately upon the end of the Annual meeting.