

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

July 12, 2021

I. CALL TO ORDER

The meeting of the Board of Directors of Second Jefferson Green Homeowners 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 attending Board members comprised a quorum, the meeting proceeded.

John Comfort from the paving company was on the call to address some issues that we brought to his attention. Board members were given an opportunity to ask specific questions. He felt they were somewhat limited by the types of repair they were asked to perform. He used crackseal because it is a good way to keep water from getting in spots where it shouldn't. John educated the board on the types of areas that can be repaired in certain ways. "Aligating" is when you look into a crack and you see a lot of spider-web looking asphalt. This is when the asphalt starts disintegrating under the surface. Crackseal doesn't fix the subgrading. They used the infrared heat, because they were asked to do so. They do not normally bid them much because they feel it only fixes the very surface, not the underlying deterioration. He went through and tried to fix the areas that COULD be fixed. The seal coat they did last time was really more cosmetic than anything. He said we are pretty much at the end of the life cycle of our parking lots. You're going to keep getting more potholes, especially in areas where patches have been made in the past. You will be needing to address the ground sinking in a lot of areas and water is not coming from the cracks, but seeping from somewhere underground.

II. HOMEOWNER FORUM

Four homeowners attended tonight's Zoom meeting. Thank you for attending!

One of the homeowners noticed that there is still a garage door in building 5 where the weather-stripping still hasn't been repair.

#74 is asking about damages inside their home as a result of a problem with the sewer line not meeting the main line. The main line runs along in a line and all the units tie into the main line. The line problem was originally identified when sewage backed up into the sink. The main line runs along the edge of the property and the unit lines run up and into the main line. Many of these lines are sinking because of tree roots, ground settling, etc. This is why the HOA recommends snaking the lines on an annual basis to avoid these situations. When the first person came out, they identified the wrong line to snake, so the problem did not get addressed immediately. The attorney did address the fact that, in accordance with the declarations, the HOA is not responsible for damage inside the units.

One of the Board members has seen a lot of dead tree limbs, etc. around the property and feels we need to address this with the landscapers. The contract is a lawn care contract. We have to request bids for things of that nature because they are outside the scope of the contract. The thistles are very bad everywhere this year, but the contract only requires two

weed sprayings each summer season. One of the homeowners said she has sprayed thistles in front of her yard and they die. So she feels they can be controlled. She also asked if there is anyone that walks the property and turns in violations and what the process is for addressing violations. Violation letters are sent out when it is brought to our attention. At times we have to send more than one letter and issue a fine in order for a homeowner to take action to address the issue. Several people on the call have seen a go-cart being driven by very young children driving them and there is concern that either the children will get hurt or they will damage someone's vehicle. And another request was made to put building numbers over the garages at the back of the units.

The waste management company is no longer cleaning out the area around the waste bins. When Alpine won the contract, they did clean around the dumpsters, but they were bought out by another company and there are no longer any companies that will do that kind of service.

If homeowners choose not to grow anything in the 3-foot area by their units, they are responsible for controlling the weeds. This used to be what the landscapers did, but people stopped putting the identifiable flower markers up and the landscapers were being yelled at abusively when they sprayed the areas, so they stopped putting it in the contract.

There is one homeowner that wants to have the meetings in person. The cost of the room at the fire station has gone up to \$250 for an evening and we have had far better turnout on zoom, which also saves us the money each month. The annual meeting will be in person, if Covid/Pandemic conditions make it possible.

III. APPROVAL OF June 2021 MEETING MINUTES

The minutes for the meeting of June 14, 2021 were presented for approval. President Mike Teague moved to accept the minutes as presented, Member at large, Ken Kloppenborg, seconded the motion. All other members agreeing, the motion passed, and the minutes were approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR June 2021

The Financials were sent out via email prior to the meeting for Board review and were presented for acceptance. As everyone had an opportunity to look over the financials prior to the meeting. There were no additions to be made to the financials. Entries to two accounts, 5033 and 5061, were misclassified and Debbi told us she is having them moved to the correct accounts. Secretary, Cher Melichar moved to accept the Financials with corrections, as noted. President, Mike Teague seconded the motion. All remaining Board members agreed, and the motion carried with the financials being approved as submitted.

V. OLD BUSINESS

A) Replacement Reserve Transfer – pending – There was a recommendation from IPM moved to place \$15,000 into the replacement reserve fund from the operating fund this month. This is over and above the normal amount and the Board is happy to place more in the reserve account when lower expenses allow. Member-at-Large Ken Kloppenborg moved to accept the recommendation and move \$15,000 to the reserve fund from the operating fund. Treasurer, Jana Kosutova, seconded the motion. All other members were in favor and the motion carried.

B) Entry Door / Stoop #76-Problem – pending –Ken Kloppenborg, who has some expertise in this type of thing evaluated the situation and offered some clarification as to the actual problems. The problem is an overall need for regrading the parking lots. This is not a piecemeal problem. At some point in the not too distant future, we are going to have to do a major project, much like Jefferson Green 1 had to do with their parking lots. The immediate problem is that water is backing up into the garage and this will do more to wear away at the foundation. There was some discussion in putting in a French drain, but Ken K, could not figure out a location where we would have the water drain.

The Board discussed redirecting the sprinklers in that area so they aim away from the parking lot. Jana suggested we revamp that area to put more stone landscaping close to the building to build it up. One homeowner suggested that we build up the area so it is not the lowest place with some kind of a wall or raised area. Another homeowner brought up another area that is similarly covered with water by the side access door to the garage. Over time the corner of #76 is becoming lower and the problem is therefore exacerbated. Debbi suggested a sump pump to move the water away from the building.

A neighbor to #76 commented that it looks as though there is a lot of overwatering in that area. When you open the side access door, water runs out the door for a minute and that appears to be from the sprinklers. Debbi will meet with the landscaper to see if there is a way to remove the grass in that area, and put in a rocked in area. We might also be able to alleviate some of it with drainspout extensions. Debbi will report back after talking with the landscaper.

There were several creative suggestions that may work that were brought up by the homeowners in attendance. It is helpful to have homeowners present included in the meetings. There was another area identified by a homeowner that is in a similar situation that we need to look at, as well, near unit 13.

C) Balcony Repairs – Completed – except for the final walk, these repairs have now been completed.

D) Parking Lot Pot Hole Repairs – Completed – Some issues were addressed at the beginning of the meeting for the contractor to reply to our concerns.

E) Insurance Claim for Former owner of #156 – Debbi has been waiting to hear back. This is in a holding pattern and the next step would be a mediator. The company that sent it to committee denied the claim, however Lloyds of London carried a policy in the past as well and IPM is in process of contacting them to review the claim.

VI. NEW BUSINESS

A) Sewer Line Repairs – Pending – Using #75 and #74 as an example of what the HOA is able to pay for and what it does not. Through the years we have developed a good relationship with Colorado Sewer which has demonstrated that they give us a better price than other bids we've gotten in the past. If you wish to have your lines snaked and/or scoped, this would be the best company to use.

B) 2022 Budget Draft #1 – Pending. Debbi needs feedback within the next week so she can present a possible budget for 2022 as a first draft.

VII. EXECUTIVE SESSION

Executive Session – The board entered executive session at 7:55 pm. To protect the privacy of our residents, all non-Board members are asked to leave at that time, since confidential information is discussed during this part of the meeting.

- A. Homeowner Requests – no new ones this month.
- B. Delinquency Report was discussed.
- C. Review and approval of checks was completed via email earlier in the week.

At 8:14 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no other business to discuss, Treasurer, Jana Kosutova, moved to adjourn the meeting, Member-at-Large, Ken Ayers, seconded the motion, all members present voted aye and the meeting was adjourned at 8:15 pm

NEXT MEETING DATE

The next regular Board Meeting will be the Annual Meeting which will be held on **Monday, Aug 9, 2021 at 6:30 pm**. The Firehouse is continuing restrictions on meeting rooms. During the COVID restrictions the Board has, in fact, found that more people are attending meetings in this matter than when we met in person. With the exception of the Annual meeting, the Board would prefer to remain with the Zoom format.

All homeowners are invited to request a zoom link in order to attend prior to the meeting by contacting Debbi King with IPM.

Also, if any homeowner has something they wish to be discussed or to present to the Board, they should submit it through IPM well in advance of the meeting. We can have enough additional people attend a ZOOM meeting to accommodate representatives from all units in the HOA. Please watch the newsletters for further instructions on how to attend these meetings.

Respectfully submitted,



Cher Melichar, Secretary