

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

February 14, 2022

I. CALL TO ORDER

The regular meeting of the Board of Directors of Second Jefferson Green Homeowners Association was called to order, following the Annual meeting, at 6:40 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 all Board members were present, the meeting proceeded.

II. HOMEOWNER FORUM

There were only three homeowners present. Only one had comments to make and that was to comment that the snow removal on the last snow storm had been very good.

III. APPROVAL OF January 2022 MEETING MINUTES

The minutes for the regular meeting of January 10, 2022, were presented for approval. President Mike Teague stated that he was fine with them except for a correction to be made at the very end regarding the date of the February meeting which was incorrect. No one had any additional corrections so Mike Teague moved that the minutes be accepted with the correction of the February meeting date. Treasurer, Jana Kosutova seconded the motion. Remaining members concurred and the motion passed.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR January 2021

The Financials were sent out via email prior to the meeting for Board review and were presented for acceptance. There were no corrections requested. Treasurer, Jana Kosutova had one question regarding the water bill and whether it applied to last year's final bill. Debbi was able to clarify that it was for the last quarter of 2021. We pay in arrears, but we always pay four quarters each year so it does stay within the budget. We just always get that final quarter billing quite late so it gets paid in January. Mike asked about how we are doing with regard to snow removal. We generally face this every year as there is not any good way to predict snowfall. Treasurer, Jana Kosutova moved to accept the Financials as presented. Secretary, Cher Melichar 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 – Debbi and Jana both recommended that we move \$16,000 into the reserve account. Secretary, Cher Melichar moved that we place the proposed \$16,000 into the reserve account and President, Mike Teague seconded the motion. There was no one opposed to the motion and so it was passed.

- B) Insurance Claim for Former owner of #156** –Pending – This is still pending as the plaintiffs are claiming they need to delay due to something in their control. Our attorney made certain the judge’s attention was called to the fact they they have, historically agreed upon at one time by all parties, but they keep changing their minds. Our attorney will be pushing to force them to accept the terms previously agreed upon.
- C) Flag & Signage Resolution** – APPROVED, but we are keeping it on the agenda while we determine the camera policy.
- D) EV Resolution** – pending - (see item C above).
- E) Building 41 – Exterior Building – west side** – This one is completed and Jana commented that they did a fabulous job on the painting. Debbi will ask Scott if he has anymore of the paint because no one noticed a patch on another side that had the mismatched paint in a small area.
- F) Building #39 – Tree overhanging building** – Completed.
- G) Common Area Lighting** – Pending. As previously discussed, we are looking at replacing pole lighting with lights mounted on the buildings in the hope of making the lighting better and with less likelihood of deteriorating wiring from sitting in the ground or having to run conduit. This eliminates the “attractive nuisance” to children in the area who like to hang on the poles or throw rocks at the lights. It looks like the illumination using LED lights will be much better than they were with the pole lights. It is now being suggested that the lights be placed higher up on the buildings to give wider coverage. We will test this method on one of the buildings where the pole light wiring has deteriorated. The fixture would have two lights pointing in different directions to enable the most light to shed in the area. The lights would initially just photocells so the lights will be set to activate when the sun goes down. This could potentially save us a lot of money over the pole lights and yet give us better lighting. Mike brought up the lack of light near his building and Debbi reported that when IPM checked it out, someone had merely unscrewed the light bulb, so that was an easy fix.

VI. NEW BUSINESS

- A) 2022 Pool Maintenance Contract** – There are two proposals. One for start up and end of season activities. Another to purchase, in advance, the chemicals needed which would offer about a 2% savings overall and would insure we have the necessary chemicals for the entire season. While this would not represent a significant savings to the HOA, it would give us some savings and at the same time make sure we had the supplies. The pool contractor is anticipating there may be difficulty obtaining needed chemicals again this year. After some discussion, Secretary Cher Melichar moved that the Board accept both the pool contracts for the 2022 season and Member-at-Large Ken Ayers, seconded the motion. No one dissented and the motion passed.
- B) Camera Policy Resolution** – Pending – While the attorney made some recommendations, Member-at-Large Ken Kloppenborg brought up some valid points in light of the fact that this is an emerging technology and things may be changing, let

alone hard to enforce. The Board agreed to have Debbi ask the attorneys for information as to best practices concerning cameras.

VII. EXECUTIVE SESSION

Executive Session – The board entered executive session at 7:10 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** – None requested.
- B. **Delinquency Report** was discussed.
- C. **Review and approval of checks** was completed via email earlier in the week.

At 7:25 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no other business to discuss, Member-at-Large, Ken Kloppenborg, moved to adjourn the meeting, and Member-at-Large Ken Ayers, seconded the motion, all members present agreed, and the meeting was adjourned at 7:26 pm

NEXT MEETING DATE

The Regular March Meeting scheduled for the 14th, was cancelled due to the fact that some people were not going to be available to attend and there was no new business that could not be dealt with via email. The next meeting after that will be held on **Monday, March 14, 2022 at 6:30 PM via Zoom link.**

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

YOU ARE NOT REQUIRED TO PURCHASE THE ZOOM PROGRAM TO PARTICIPATE IN A ZOOM MEETING. You only need to have the Zoom link to be able to attend.

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. These items may be discussed at the beginning of the meeting during the Homeowners Forum. 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