

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

April 11, 2022

I. CALL TO ORDER

The regular meeting of the Board of Directors of Second Jefferson Green Homeowners Association was held on April 11, 2022. In the absence of President Michael Teague the meeting was called to order at 6:30 pm by Treasurer, Jana Kosutova, also present were Secretary, Cher Melichar; and Members at Large Ken Ayres, and Ken Kloppenborg. Debbi King represented IPM Residential Property Management. As a quorum of Board members were present, the meeting proceeded.

II. HOMEOWNER FORUM

At least 4 homeowners were present at the meeting. One homeowner mentioned that she thought someone was trying to look in her window recently. She thought it might be the person running a leaf blower because she heard a motor noise. When she opened the front door, there was a drone. She couldn't see where it went as it flew up and over the townhouse. Another homeowner had a question about whether we could keep the native grasses cut due to the drought conditions. Debbi explained that the Board has already talked about increasing the number of mowings in that area due to fire dangers. Another homeowner asked about the camera policy. Debbi said that the agenda includes talking about private cameras in the complex.

III. APPROVAL OF February 2022 MEETING MINUTES

The minutes for the regular meeting of February 2022, were approved via email. Treasurer, Jana Kosutova mentioned that the financials should have stated they were for the January Minutes. The March meeting was cancelled due to lack of Board Quorum and a request was made to draft a separate set of minutes to document that fact.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR February and March 2022

The Financials were sent out via email prior to the meeting for Board review and were presented for acceptance.

Treasurer, Jana Kosutova asked about a charge for landscaping contract, but we don't have the contract yet. There is a bill that says it's from December. Debbi will ask to have the bill pulled as there would be something attached to the bill describing what it was. Jana then moved to accept the Financials pending the explanation for the landscaping charge from last December. Some homeowners were asking about getting a copy of the financials, but Debbi explained they are posted on the website. 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 \$18,000 into the reserve account. Secretary, Cher Melichar moved that we place the proposed \$18,000 into the reserve account and Member-at-Large Ken Ayers seconded the motion. There was no one opposed to the motion and so it was passed. The reserve fund balance is now up to \$475,992. Another \$18,000 will be added to that this month.
- B) Insurance Claim for Former owner of #156** –Pending – This is still pending as the plaintiffs are claiming they need to delay again. Our attorney made certain the judge's attention was called to the fact the plaintiffs 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. Everything is complete except for the camera portion.
- D) EV Resolution** – pending – A homeowner expressed concern about reading that Electric Vehicles explode in garages. Debbi has been directed to ask our insurance carrier about their recommendations.
- E) Building 41 – Exterior Building – west side** – COMPLETED.
- F) Building #39 – Tree overhanging building** – COMPLETED.
- G) Common Area Lighting** – Pending. We have four quotes. One of the quotes is about half the amount as the others and Debbi needs to get clarification as to what is different. We now have three different lights from which to choose. The poles are virtually removing themselves at this point. Part of the process will include filling in the holes and removing wires for poles already removed and those that remain to be removed. The lights will be mounted on the corners of the ranch units as close as possible to the positions where the pole lights are/were. A conduit will be used to get the wiring to the new lights. The lights will be delivered to the cabana for the Board members to be able to go over and inspect the lights. We talked about the possibility of having one of the contractors mount one so we can make a final decision.
- H) Camera Policy resolution** – Still awaiting best practices on that. We need to make sure the Board and HOA are indemnified with regard to privacy issues. Too many people have installed them, but even though they are somewhat adjustable, there is no good way to police these to restrict where they are set. One homeowner mentioned that if you set it too far out, you get too many notices on his phone. It was noted that most people

are not going to want to have it set too far out. They just want to see when deliveries are made and/or who has come to the door.

VI. NEW BUSINESS

A) **No new business for this meeting.**

VII. EXECUTIVE SESSION

Executive Session – The board entered executive session at 7:12 pm. To protect the privacy of our residents, all non-Board members are asked to leave at this time, since confidential information is discussed during this part of the meeting.

A. **Homeowner Requests** – One for windows that was approved via email.

B. **Delinquency Report** was discussed.

C. **Review and approval of checks** was completed via email earlier in the week.

At 7:19 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no other business to discuss, Treasurer, Jana Kosutova, moved to adjourn the meeting, and Member-at-Large Ken Kloppenborg, seconded the motion, all members present agreed, and the meeting was adjourned at 7:20 pm

NEXT MEETING DATE

The next meeting after that will be held on **Monday, May 9, 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