

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

March 13, 2023

I. CALL TO ORDER

The regular monthly meeting of the Board of Directors of the Second Jefferson Green Homeowners Association was called to on March 13, 2023, at 6:33 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova; and Members-at-Large Ken Ayres and Ken Kloppenborg representing the Board. Debbi King represented IPM Residential Property Management. All other members of the Board being present and constituting a quorum, the meeting proceeded.

II. HOMEOWNER FORUM

There were two (2) Homeowners attending the meeting this evening.

President Mike Teague opened the floor to any homeowners who had questions or comments they would like to have addressed. No homeowner had anything to address at the time.

III. APPROVAL OF FEBRUARY 2023 MEETING MINUTES

The minutes for February were previously sent out via email for review, and were approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR FEBRUARY 2023

The Financials are sent out via email prior to the meeting to allow the Board members to review ahead of time. These were presented for acceptance.

Treasurer, Jana Kosutova, moved that we approve the financials as for the month of February 2023. President, Michael Teague, seconded the motion, all other members present agreed, and the motion carried.

V. OLD BUSINESS

A) Replacement Reserve Transfer – Pending – Debbi recommended a transfer of \$15,000 to the Reserve fund this meeting. President, Michael Teague moved to approve the transfer as recommended. Member-at-Large, Ken Kloppenborg seconded this. Remaining members agreed and there being no objections, the motion to approve the fund transfer passed.

B) Common Area Lighting – Pending –SJO Electrical has been contracted to install new light fixtures starting with buildings in Lot #1 and Lot #2. Electrician installed new replacement bulbs in existing fixture on both sides of #116 and all Board members have been asked to inspect for approval asap. Additional light fixtures will have to be installed on Bldgs. #19 and #20 due to damage to light poles needing to be removed. Also, light pole by #60 to be removed and capped off as well as light fixture on the pool fence to be rebuilt.

- C) Parking Lot Removal/Replacement Project/Trash & Recycle bin areas** – Pending – President, Michael Teague moved to approve the Brown Brothers Asphalt contract. Member-at-Large, Ken Ayres seconded this. Remaining members agreed and there being no objections, the motion to approve the contract. Jesus, Avila's has been asked to revise the current proposal to remove curbing and construct trash enclosures without doors and in same materials as current existing enclosures in the lots.
- D) Sidewalk Repairs:** - Pending –Debbi will have to solicit some more bids for repairing these low areas where sidewalks have been sinking in the Spring.
- E) Parking Enforcement Change** – Approved - Colorado Advanced began parking enforcement patrols and over 2-weeks posted 90-Towing Warnings to date and at least 70 new Parking Permits have been delivered to unit doors.
- F) Main Water Supply Isolation Valves** – Board determined it best to wait until Spring and cleared weather to rent high-powered metal detector to search for missing isolation valve.
- G) Broken Water Main Insurance Claim** – In-Progress – Claim has been filed with HOA's insurance carrier. Restoration works underway and not completed at time of this meeting.

VI. NEW BUSINESS

- A) None**

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:13 pm.

- A. Homeowner Requests** – No homeowner requests this meeting. Board approved request to paint entry door via emails in this period.
- B. Delinquency Report** – Discussion occurred; no action was taken.
- C. Review and approval of checks** was completed via email earlier in the week and month.

At 7:29 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed, President Mike Teague, moved to adjourn the meeting. Treasure, Jana Kosutova seconded the motion. There being no objection the meeting was adjourned at 7:30 pm

Respectfully submitted,

Debbi D. King, IPM Residential, LLC

NEXT MEETING DATE

The next regular meeting of the Second Jefferson Green HOA will commence on **Monday, April 10, 2023, at 6:30 PM via Zoom link** All homeowners are invited to request a zoom link prior to the meeting by contacting Debbi King with IPM.