

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

**April 08, 2024**

**I. CALL TO ORDER**

The regular monthly meeting of the Board of Directors of the Second Jefferson Green Homeowners Association was called to order on April 08, 2024, at 6:30 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova, Secretary, Alma Hernandez, Member-at-Large, Ken Ayres. Member-at-Large and Ken Kloppenborg. 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 six (6) Homeowners attending the meeting this evening.

President, Michael Teague opened the floor to any homeowners who had questions or comments they would like to have addressed and no Homeowner asked questions or expressed concerns at that time.

**III. APPROVAL OF MARCH 2024 MEETING MINUTES**

**A)** The minutes for March 2024 were previously sent out via email for review and fully approved.

**IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR MARCH 2024**

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

Treasurer, Jana Kosutova moved to accept the financials as presented, and President, Michael Teague seconded the motion, all other members present agreed, and the motion carried.

**V. OLD BUSINESS**

**A) Replacement Reserve Transfer** – Pending – Debbi did recommend a transfer of \$16,000 to the Reserve fund this meeting. President, Michael Teague moved to approve the transfer as recommended, and Member-at-Large, Kenneth Kloppenborg and Treasurer, Jana Kosutova both seconded the motion, all other members present agreed, and the motion carried.

**B) Common Area Lighting** – Pending –Lighting replacement project currently budgeted for Bldgs. #14 - #18; #21-#22 and Bldgs. #23 – Bldg. #32 in 2024. Debbi contacted SJO to set up Schedule to begin in month of April.

**C) Sidewalk Repairs:** - Approved –Contract approved and signed. Work is being scheduled for beginning of April.

**D) Main Water Supply Isolation Valves** – Tabled for 2024.

**E) 2024 Lot #4 and #6 Parking Lot Repairs** – Approved. Contract signed and project is being scheduled for May, 2024.

**F) Garage Door Replacement Project** – Tabled for further discussion in future.

**G) Garage Door Deadbolt plan** – Approved and Debbi will send out communication to Homeowners to explain approved plan for this project.

**H) Main Water Supply Line Break** – Completed

**I) Updated SJG Rules and Regulations** - Pending

## **VI. NEW BUSINESS**

**A). Trash Enclosure Estimate for Lots #4 and #6 – Pending** – President, Michael Teague motioned to accept the Avila proposal and Member-at-Large, Ken Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

## **VII. EXECUTIVE SESSION**

**Executive Session** – The Board entered Executive Session at 6:46 pm.

**A. Homeowner Requests** – Homeowner requested to remove bushes in 3' rocked area and install decorative grasses. Board approved.

**B. Delinquency Report** – Board reviewed and discussed March Delinquency Report.

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

At 7:23 pm Executive Session was ended.

## **VIII. ADJOURNMENT**

As all issues on the current agenda were completed, President, Michael Teague, moved to adjourn the meeting. Secretary, Alma Hernandez seconded the motion. There being no objection the meeting was adjourned at 7:23 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, May 13, 2024, 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.