

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

AUGUST 12, 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 August 12, 2024, at 6:31 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova , Secretary, Alma Hernandez, and Members-at-Large, Ken Kloppenborg, Ken Ayres attend this meeting. 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 three (3) Homeowners attending the meeting this evening.

by President, Michael Teague opened the floor to any homeowners who had questions or comments they would like to have addressed. No questions or concerns were voiced at that time.

III. APPROVAL OF JULY 2024 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR JULY 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.

President, Michael Teague moved to accept the financials as presented with the recommended reclasses, and Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

V. OLD BUSINESS

A) **Replacement Reserve Transfer – Pending** – Debbi did not recommend a transfer of \$16,000 to the Reserve fund this meeting due to the two recent HOA Main Water Line break repairs

B) **Common Area Lighting – Pending** –Lighting replacement project currently budgeted for Bldgs. #14 - #18; #21-#22 and Bldgs. #23 – Bldg. #32 in 2024. Project is currently underway. Board needs to select a new light fixture as the previous one has been discontinued and no longer available.

C) Updated SJG Rules and Regulations – Completed –

D) Trash Enclosure for Lots #4 and #6 – Approved and project underway pending material delivery. Project not complete due to shortage of materials. Contractor said will be completed within a week.

E) 2025 Budget Draft – Pending. Presented with updated July 2024 Financial information.

F) Property Signage – Pending Debbi making contact with contractor to begin estimate process.

Pool Security Cameras – Pending Estimate presented to the Board. Member-at-Large, Kenneth Kloppenborg motioned to approved to estimate. , Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

G) Roof Inspections – Pending – Board recently had Zoom Meeting to discuss Inspection results with contractor and decided to have contractor inspect as many Ranch Unit Attics to better determine if there is an Insulation/ Venting issue causing roofing failure. Debbi will send out email to all Ranch Unit Owners to get participation arranged with Contractor for Inspection asap.

VI. NEW BUSINESS

A). Sidewalk Repairs – Pending Debbi discussed with Board about the need to replace all HOA Walkway, sidewalks to units #145, #151 and #156 including unit landing and stoops (at Owner expense). Nacho will send revised estimate to reflect these expense break outs so Debbi can better explain to Unit Homeowners.

B). Annual Inspections - Underway Debbi updated Board to date on inspections completed Lots #1 - #3. Remaining lots to be inspected this week and next week.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:02 pm.

A. Homeowner Requests – None. Board discussed sewer line repair issues.

B. B. Delinquency Report – Board reviewed and discussed July Delinquency Report

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

At 7:25 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed President, Michael Teague, moved to adjourn the meeting. Member-at-Large, Kenneth Ayers seconded the motion. There being no objection the meeting was adjourned at 7:25 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, September 09, 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.