

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

OCTOBER 14, 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 October 14, 2024, at 6:31 pm by Treasurer, Jana Kosutova. Other members in attendance were Secretary, Alma Hernandez, and Members-at-Large, Ken Kloppenborg, Ken Ayres attend this meeting. President, Michael Teague was unavailable to 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 five (5) Homeowners attending the meeting this evening.

Debbi King represented IPM Residential Property Management opened the floor to any homeowners who had questions or comments they would like to have addressed. Homeowner asked about cost for Pool Camera system currently being installed. Expense was budgeted for 2024. Homeowner asked if there are additional cost to monitor. As previously discussed, no costs to monitor this system. Homeowner requested Annual Meeting be in person.

III. APPROVAL OF SEPTEMBER 2024 MEETING MINUTES

A) The September 2024 meeting was cancelled so no minutes to be approve.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR SEPTEMBER 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 Secretary, Alma Hernandez 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 \$16,000 to the Reserve fund this meeting. Treasurer, Jana Kosutova moved to approve the recommended transfer, and Member-At-Large, Kenneth Ayers 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. Project is currently

underway. Board needs to select a new light fixture as the previous one has been discontinued and no longer available.

- C) **2025 Budget Draft – Pending.** Presented with updated September 2024 Financial information. Treasurer, Jana Kosutova moved to approve the 2025 Budget as presented, and Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.
- D) **Property Signage – Pending –** Debbi presented the Board with estimates for new property signage with 2 options. Additionally, estimate for building signage provided to Board for consideration. Board requested signage material samples for further consideration.
- E) **Pool Security Cameras – In-Process** Installation is underway.
- F) **Roof Inspections – Pending –** Inspections of attic units still underway and pending results.
- G) **Sidewalk Repairs – Completed.**

VI. NEW BUSINESS

- A). **Balcony Shade – Pending** Board discussed pros and cons to allowing the Balcony shades for relief from sun. Will be continued to next meeting for further consideration.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:53 pm.

- A. **Homeowner Requests** – Board discussed and approved Homeowner Radon Mitigation request.
- B. **B. Delinquency Report** – Board reviewed and discussed September Delinquency Report.
- C. **Review and approval of checks** was completed via email earlier in the week and month.

At 7:27 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed Member-at-Large, Kenneth Ayers, moved to adjourn the meeting. Treasurer, Jana Kosutova seconded the motion. There being no objection the meeting was adjourned at 7:27 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, November 11, 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.