

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

NOVEMBER 11, 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 November 11, 2024, at 6:31 pm by Treasurer, Jana Kosutova. Other members in attendance were Members-at-Large, Ken Kloppenborg and Ken Ayres attend this meeting. President, Michael Teague and Secretary, Alma Hernandez were 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 nine (9) 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 expressed concern about all garage door trim needing to be painted. Another homeowner mentioned frustration the garage door sweep gasket has not been replaced. A third homeowner had questions regarding how to discuss the 2025 Board Approved Budget and give input and complained Board needs to get more bids for Landscaping Contract each year.

III. APPROVAL OF OCTOBER 2024 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR OCTOBER 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 Member-At-Large, Kenneth Ayers 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 Kloppenborg 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 did select a new light fixture as the previous one has been discontinued and no longer available. New fixtures ordered to complete all remaining buildings plus four additional for future replacement needs.

- C) 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. Samples were delivered to the Pool Cabana for Board to inspect.

- D) Pool Security Cameras – Completed.**

- E) Roof Inspections – Pending** – Inspections of attic units still underway and pending results.

- F) Chimney Repairs – In-Progress** – Currently have been delayed due to weather.

- G) 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.

VI. NEW BUSINESS

- A). 2024 Annual/ 2025 Budget Packets – Mailed** out to Homeowners 10-30-2024.

- B). Parking Lot Seal & Stripe Quote – Pending** – Board request two more quotes for comparison.

- C). 2024 Replacement Reserve Study – Pending** – Hard copy and digital version provided to Board for review and approval.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:04 pm.

- A. Homeowner Requests** – None

- B. Delinquency Report** – Board reviewed and discussed October Delinquency Report.

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

At 7:19 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed Treasurer, Jana Kosutova, moved to adjourn the meeting. Member-at-Large, Kenneth Kloppenborg seconded the motion. There being no objection the meeting was adjourned at 7:19 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, December 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.