

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

February 10, 2025

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 February 10, 2025, at 6:30 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova , Secretary, Alma Hernandez, Members-at-Large Ken Ayres 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 four (4) 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 questions or comments were made at this time.

III. APPROVAL OF JANUARY 2025 MEETING MINUTES

A) The minutes for January 2025 were previously sent out via email for review and fully approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR JANUARY 2025

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 did recommend a transfer of \$17,314 to the Reserve fund this meeting. Member-at-Large, Kenneth Kloppenborg moved to approve the transfer as recommended, and President, Michael Teague seconded the motion, all other members present agreed, and the motion carried.

B) Property Signage – Pending –Board did inspect samples and made decision. Debbi communicated this information to contractors and revised quotes received and reviewed by board. Board asked Alma to ask Nacho if he could quote drilling the holes for the new signs in an effort to find more savings for this project. Board will reserve final vote until we hear back from Nacho in this matter.

- C) Parking Lot Seal and Stripe (Lots #1, 2, 3 & #5) – Pending** –All Quotes received to date: A \$24,440, B \$20,415 C 19,586.76, D \$19,450 and E \$16,500 . Member-at-Large, Kenneth Kloppenborg motioned to accept the quote from Coatings, Inc, and President, Michael Teague seconded the motion, all other members present agreed, and the motion carried.
- D) Replacement Reserve Study 2024 – Pending Approval-** Member-at-Large, Kenneth Kloppenborg motioned to accept the Final version of the 2024 Replacement Reserve Report, and Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

VI. NEW BUSINESS

- A). Bldg. #11 Garage Floor – Pending** – Debbi explained to the Board how the building has settled in the north and south side facing the west which has now caused the floating garage floor to somewhat buckle and allowing moisture from vehicles to melt and run toward the Penthouse unit foundation on both ends of the garage. Debbi met with contractor who is preparing an in-depth recommended scope of work to remove and replace garage floor, install drainage troughs and shave down the asphalt where it meets the garage floor in the west entrance.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:59 pm.

- A. Homeowner Requests** – One Balcony Screen installation request and one Electrical line installation request received this period. Board approved the Balcony Screen installation and requested additional information for consideration to approve the electrical line installation.
- B. Delinquency Report** – Board reviewed and discussed December Delinquency Report.
- E) 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, March 10, 2025, 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.