

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

**March 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 March 10, 2025, at 6:31 pm by Treasurer, Jana Kosutova. Other members in attendance were Secretary, Alma Hernandez, and Member-at-Large Ken Kloppenborg. Member-at-Large Ken Ayres and President, Michael Teague 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 seven (7) Homeowners attending the meeting this evening.

Treasurer, Jana Kosutova opened the floor to any homeowners who had questions or comments they would like to have addressed. A homeowner spoke regarding wanting more information and details regarding the Board plan to reduce irrigation consumption and the redesign of the common areas landscaping. Board explained this was too soon and research and planning has only just begun. A homeowner expressed concerns regarding ongoing irrigation repairs and damages and the cost of such is too high as well as assumed Landscaper was charging HOA for damages done by their employees. Board corrected this misassumption as Landscaper makes these repairs at no cost to the HOA and reminded Homeowner irrigation system is over 50 years old and repairs will continue to be needed ongoing. A Homeowner mentioned a broken head near unit that was not repaired last year and assumed damage to the garage door by snow removal equipment. A Homeowner complained no sod has been placed over the main water line repair from 2-years ago and demanded to know what the cost of the new signage would be.

**III. APPROVAL OF FEBRUARY 2025 MEETING MINUTES**

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

**IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR FEBRUARY 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 \$20,000 to the Reserve fund this meeting. Treasurer, Jana Kosutova moved to approve the transfer as recommended, and Member-at-Large, Kenneth Kloppenborg seconded the motion, all other members present agreed, and the motion carried.
- B) **Property Signage** – Pending –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. Alma requested more information as to depth and width needed for the holes. 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 –Contract signed and project is being scheduled.
- D) **Bldg. #11 Garage Floor – Pending** – Pending – Debbi is gathering estimates for this project at this time

## VI. NEW BUSINESS

A).

## VII. EXECUTIVE SESSION

**Executive Session** – The Board entered Executive Session at 7:01 pm.

- A. **Homeowner Requests** –Board approved request regarding Storm Door removal.
- B. **Delinquency Report** – Board reviewed and discussed February Delinquency Report.
- E) **Review and approval of checks** was completed via email earlier in the week and month.

At 7:36 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 Ayers seconded the motion. There being no objection the meeting was adjourned at 7:36 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, April 14, 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.