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

May 12, 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 May 12, 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 three (3) 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 one homeowner signed up to speak. Homeowner asked Board to consider allowing a Community Yard Sale and offered to chair this committee.

III. APPROVAL OF APRIL 2025 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR APRIL 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 request two entries be reclassed to the correct accounts to ensure expenses are more in line with 2025 Budget.

President, Michael Teague moved to accept the financials as presented after requested reclasses have been completed, 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. President, Michael Teague 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 – In-Production – Debbi will follow up with contractor as to status of design review.

C) **Parking Lot Seal and Stripe (Lots #1, 2, 3 & #5)** – Scheduled –Scheduled for June (weather permitting)

D) **Bldg. #11 Garage Floor –** On Hold- Board discussed and decided to postpone further consideration until sale of unit progressing and repair becomes necessary.

E) **Bldg. Siding Replacement –** Pending **–** Debbi is working to get another contractor estimate and recommendations for Board's further consideration.

F) **Fence Repair or Replacement –** Pending – Debbi presented the Board with additional proposals for repairs only. Board requested to wait for decision until Avila revised estimate is received.

VI. NEW BUSINESS

A). Concrete Replacement – Pending **–** Estimate presented for all necessary sidewalk repairs/ replacement to avoid trip hazards identified throughout the community. Estimate came in under budget. President, Michael Teague moved to approve the estimate as recommended, and Treasurer, Jana Kosutova seconded the motion, all other members present agreed, and the motion carried.

B). Community Yard Sale – Added to Agenda during Meeting – Board discussed any and all concerns that would need to be addressed for this to be successful. President, Michael Teague moved to approve the proposed Community Yard Sale as discussed, and Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:57 pm.

A. Homeowner Requests – No request received this period.

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

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

At 7:04 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 7:04 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, June 09, 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.