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

July 14, 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 July 14, 2025, at 6:31 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova , , Members-at-Large Ken Ayres and Ken Kloppenborg. Debbi King represented IPM Residential Property Management. Secretary, Alma Hernandez was unavailable for this meeting. 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 no homeowner signed up to speak.

III. APPROVAL OF JUNE 2025 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR JUNE 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.

President, Michael Teague moved to accept the financials as presented after requested reclasses have been completed, and Member-at-Large, Kenneth Kloppenborg 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)** – Completed– Board is pleased with quality of workmanship.

D) **Bldg. Siding Replacement –** Pending **–** Debbi presented two proposals for Boards consideration. Board has approved to schedule Zoom meetings with both contractors to discuss each proposal.

E) **Fence Repair or Replacement –** Pending – Debbi provided the Board with the additional information requested during last months meeting. Board discussed both proposals. Treasurer, Jana Kosutova moved to approve project to be awarded to ASanchez, and Member-at-Large, Kenneth Ayres seconded the motion, all other members present agreed, and the motion carried.

F) **Concrete Replacement –** Completed. - Treasurer, Jana Kosutova pointed out the work not complete as a section was missed in her home area. Debbi will follow up with contractor immediately.

G) **Community Yard Sale –** Approved – Committee Chair, Michelle Burns presented Board with proposed follow up communication and discussed all aspects of the yard sale plan. Board approved to move forward after Michelle finalizes it. Debbi is working to get a final design for Banners so Board can make final decision to send to production.

VI. NEW BUSINESS

A). Collection Policy – Pending **–** President, Michael Teague moved to approve the new Collection Policy recommended by the HOA Attorney, and Member-at-Large, Kenneth Ayers seconded the motion, all other members present agreed, and the motion carried.

B). 2025-2026 Landscape/ Snow Removal Contracts – Debbi presented the Board with four proposals to consider. After discussion, President, Michael Teague moved to approve and accept Contractor “C”, ASanchez proposals, and Member-at-Large, Kenneth Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

C). August Meeting – Pending – Debbi discussed needing to either cancel next month’s meeting or change the date due to a schedule conflict. Board discussed and decided to cancel the meeting. Debbi with send out an email notifying Home Owners of the change.

D). 2026 Budget Draft #1 – Pending – Debbi presented the Board with the first draft of the 2026 Budget to review and discuss.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:07 pm.

A. Homeowner Requests – Zero request received this period. Board discussed concerns regarding a unit receiving multiple complaints.

B. Delinquency Report – Board reviewed and discussed June Delinquency Report. President, Michael Teague moved to send unit #156 past due account to the Attorney for collection. Member-at-Large, Kenneth Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

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

At 7:49 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 Kloppenborg seconded the motion. There being no objection the meeting was adjourned at 7:49 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, September 08, 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.