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

September 08, 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 September 08, 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 five (5) 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 AUGUST 2025 MEETING MINUTES

A) The scheduled meeting for August 2025 was cancelled so there are no minutes to be approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR AUGUST 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 President, Michael Teague 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 Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

B) Property Signage – In-Process – ASanchez is currently removing the old signs and installing the new posts. Signs will be installed once completed.

C) Bldg. Siding Replacement – Pending **–** Board met with both contractors via Zoom meeting. It was decided to meet with Platte Projects to inspect buildings and discuss specifics more in detail. Debbi will coordinate a meeting sometime in September.

D) Community Yard Sale – Completed – Committee Chair, Michelle Burns reported the event was a success and community is requesting to repeat annually.

E) 2026 Budget Draft – Pending – Debbi presented the Board with an updated draft through August 2025 to review and discuss. A Budgeting work session is being planned in September to better finalize the budget.

VI. NEW BUSINESS

A). Management Agreement – Pending **–** President, Michael Teague moved to approve the new IPM Management Agreement recommended by the HOA Attorney, and Treasurer, Jana Kosutova seconded the motion, all other members present agreed, and the motion carried.

B). Towing Company Contracts – Debbi presented the Board with a new towing company contract to consider. After discussion, Treasurer, Jana Kosutova moved to approve and accept the new Tow Co contract and terminate Elite Towing contract, and Member-at-Large, Kenneth Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:54 pm.

A. Homeowner Requests – Two request received this period. Board discussed concerns regarding a unit receiving violation notification for installing HVAC unit not pre-approved by the HOA Board that has not been resolved to date. Second request was approved to install new HVAC unit in compliance with HOA Governing Decs.

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

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

At 7:23 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 7:23 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, October 13, 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.