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

October 13, 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 October 13, 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 no homeowner signed up to speak.

III. APPROVAL OF SEPTEMBER 2025 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR SEPTEMBER 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 – Completed – ASanchez is currently working to install new Bulletin Board to main mailbox sign.

C) Bldg. Siding Replacement – Pending **–** Debbi met with Brian to tour the buildings and discuss anticipated scope of work to adjust quote to match 2nd contractor.

D) Garage Lighting – Pending – Contractor is ordering 4 different fixtures to install on four buildings so Board can determine which meets the needs best.

E) 2026 Budget Draft – Pending – Debbi presented the Board with an updated draft through September 2025 to review and discuss. President, Michael Teague moved to approve the 2026 Operating Budget, and Member-at-Large, Kenneth Ayers seconded the motion, all other members present agreed, and the motion carried.

VI. NEW BUSINESS

A). Property and Garage Inspections – Completed **–** Debbi reported to the Board all buildings and garages have been inspected less two garages that keys did not work or lock has been changed out. These will be inspected as soon as key or locks have been replaced.

B). Coatings Inc. Contract - Treasurer, Jana Kosutova moved to approve and accept the contract for crack fill, seal and stripe of parking lots #4 and #6, and Member-at-Large, Kenneth Ayres seconded the motion, all other members present agreed, and the motion carried.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:50 pm.

A. Homeowner Requests – Two request received this period. Board discussed concerns regarding a unit requesting to install shelving units with sliding tubs in garage. Board discussed and decided to run this by the HOA Attorney to determine adjusting the Rules and Regulation regarding storage use in garages. Second request was approved to install new HVAC unit in compliance with HOA Governing Decs.

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

C. 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, 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 7:36 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, November 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.