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

November 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 November 10, 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 six (6) 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 present signed up to speak.

III. APPROVAL OF OCTOBER 2025 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR OCTOBER 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 with a request for $300 reclass, 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 $17,000 to the Reserve fund this meeting. President, Michael Teague moved to approve the transfer as recommended, and Member-at-Large, Kenneth Ayers seconded the motion, all other members present agreed, and the motion carried.

B) Bldg. Siding Replacement – Pending **–** Board still inspecting material samples and deciding which they wish to present to homeowners.

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

D) Property and Garage Inspections – Completed **–** Debbi reported to the Board all buildings and garages have been inspected. Follow up round for Violations will begin this month.

VI. NEW BUSINESS

A). Annual Meeting Homeowner Packets – Completed **–** Mailed out 10-31-2025 and email sent to all homeowners with emails on file.

B). Interior Garage Lighting - Pending -Member-at-Large, Kenneth Kloppenborg discussed the need for lighting in the dark garages when power is lost. Debbi will research possible options to present to the Board for consideration.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:55 pm.

A. Homeowner Requests – Two request received this period regarding storage in garage grandfathering. Board discussed and approved both.

B. Delinquency Report – Board reviewed and discussed October Delinquency Report. President, Michael Teague moved to send SJG #12 – Donatone, Collin to Attorney, and Secretary, Alma Hernandez 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 7:38 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 7:38 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, December 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.