MINUTES OF THE ANNUAL HOMEOWNERS MEETING
for
Second Jefferson Green Home Owners Association

December 09, 2024

The annual meeting was called to order at 6:33 pm, by President Michael Teague. In attendance were President Michael Teague, Treasurer, Jana Kosutova, Secretary, Alma Hernandez, and Member-at-Large, Ken Ayers and Member-at-Large Ken Kloppenborg as Board Members, and Debbi King, representing IPM Residential Services for the HOA. The Annual Meeting quorum includes a requirement for 10% of all units, which equates to 17 units must be present for business to proceed.

QUORUM DETERMINED

The meeting was held via Zoom. A Roll Call was taken by property manager, Debbi King, to determine quorum consisted of existing homeowners. Board members then introduced themselves to the homeowners who were attending the meeting. The Board received 24 eligible proxies to add to the 24 members attending the meeting for a total of 29 units in attendance (less homeowners who submitted proxies in advance). The Annual meeting quorum of 10%. Debbi confirmed that quorum had been met.

The rules of conduct for the annual meeting in accordance with the bylaws was provided in the packets that went out to all homeowners. Debbi confirmed unit numbers for people that had called in for the zoom meeting for roll call purposes and the Board members introduced themselves to complete the roll call.

Approval of meeting minutes of Previous Annual Meeting:

Minutes from the last Annual Meeting in December 11, 2023 were mailed out with the meeting packet to all homeowners prior to the meeting for review. President Mike Teague moved to approve the minutes as submitted. The motion was seconded by Alma Hernandez, Secretary. All members are allowed to vote on the approval of the annual meeting minutes. President Mike Teague asked for those in favor to say “aye”. He then asked to hear from anyone opposed and no one opposed. Based on the votes of all attending members, the minutes of the last Annual Meeting were approved.

President’s Report for Year End 2024

President, Mike Teague, delivered the following President’s report

There were several expenditures which were not budgeted last year, but are covered by the replacement reserve fund. Beginning in January 1, 2024 Operating Account $82,840.86 and Replacement Reserve $325,799.46, we added $5,715 to the Replacement Reserve Fund during 2024 to date amounting to $2.84 per unit per month during this year. We ended November 2024 with $345,323.68 in the Replacement

Reserve Fund and $66,379.09 in Operating Account which includes having had to pay out expenses for the following items:

- **Waterline Repairs-** replacements on two area main water supply lines for a total of $46,854.07.
- **Building Lighting on Building #14 - #18, #21 & #22 and #23 - #32** $26,793.05.
- **Pool Cabana Repairs** repaired support posts and installed camera $7,412.77
- **Concrete Sidewalks** at a cost of $39,840.50.
- **Roof and Chimney Repairs** at a cost of $28,500.
- **New Trash Recycling Enclosures for Lots #1, #2 & #3** $13,632.36.
- **Parking Lot Asphalt Lots #4 and #6** Removed and Replaced Asphalt $161,123.50.

RATIFICATION OF THE 2025 BUDGET – The 2025 Budget Proposal was presented for ratification by the homeowners of the HOA. The Budget is automatically ratified unless a total of 81 units are present by attendance or a combination of those present plus proxies specifying a vote against ratifying the budget. As a quorum was determined from the 29 members represented, the ratification for the 2025 Budget passed. Neither were there any vocal dissenting votes made during the meeting and so the 2025 HOA Budget is hereby ratified as presented.

HOMEOWNER EDUCATION

Debbi King addressed the structure that makes up an HOA beginning with Colorado Common Interest Ownership Act, Declarations, Articles of Incorporation, Bylaws and finally the Rules and Regulations.

ELECTION OF BOARD MEMBERS

Three Board seats currently held by Jana Kosutova, Alma Hernandez and Kenneth Ayers whose term are expiring at this time was the next order of business. Ballots and self-addressed, stamped envelopes were included with instructions for returning ballots separately, as those are counted at the time of election in the annual meeting. 46 eligible ballots were returned and counted in the annual meeting.

Of the 46 properly completed eligible ballots, there were 33 votes for Jana Kosutova, 24 votes for Kenneth Ayers, 23 votes for Alma Hernandez, 22 votes for Michelle Burns and 1 vote for Christopher Bunzli. There were 2 ballots abstaining from voting for anyone. Jana Kosutova, Kenneth Ayers and Alma Hernandez were re- elected for another 3-year term by a total count of all eligible votes.

HOMEOWNER FORUM

Homeowners requested Board obtain more Landscaping Contract quotes in the future and expressed some frustration with services. Meigan Jarman continued to argue and dispute her ineligible status to be elected to the Board due to her account balance as per the Revised and Amended Bylaws. Homeowners expressed frustration with continued assessment fee increases each year and desire to find ways to cut expenses.

Debbi will send out reminders to everyone that, in accordance with the budget ratification, the monthly maintenance fee will go up by $55 for a total of $435. Homeowners are reminded that if they have set up an automatic draft, they need to increase the amount of the draft to avoid falling into arrears.

This being all the business to discuss for the Annual Meeting of Second Jefferson Green II, President, Mike Teague, called for a motion to adjourn the Annual Meeting, .Jana Kosutova , moved to adjourn the Annual Meeting. All remaining members in attendance agreed and the motion carried. The annual meeting was adjourned as of 7:00 pm, after which, the Board proceeded into the business agenda for the regular monthly meeting for December 09, 2024.

Respectfully submitted,

Debbi D. King, IPM Residential,
LLC for Second Jefferson Green
HOA