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

January 12, 2026

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 January 12, 2026, at 6:32 pm by Treasurer, Jana Kosutova. Other members in attendance were Secretary, Alma Hernandez, Members-at-Large Ken Kloppenborg and Michelle Burns. Debbi King represented IPM Residential Property Management. President, Michael Teague was unavailable to attend the meeting. All other members of the Board being present and constituting a quorum, the meeting proceeded. Debbi King, IPM explained Kenneth Ayers resigned following the December 2025 meeting and the Board elected Kenneth Kloppenborg to complete his term.

II. HOMEOWNER FORUM

There were Five (5) Homeowners attending the meeting this evening.

Treasurer, Jana Kosutova opened the floor to any homeowners who had questions or comments they would like to have addressed during this Meeting and no homeowner present signed up to speak.

III. APPROVAL OF DECEMBER 2025 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR DECEMBER 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 Members-at-Large Ken 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 $19,000 to the Reserve fund this meeting. Treasurer, Jana Kosutova moved to approve the transfer as recommended, and Members-at-Large Ken Kloppenborg 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. New Board member, Michelle Burns has not had time to inspect the materials yet so will do so in the next week.

C) **Garage Lighting –** Pending – Contractor is ordering 4 different fixtures to install on four buildings so Board can determine which meets the needs best. Three of the fixtures arrived and will be installed next week. The fourth is being tracked.

D) **Interior Garage Lighting –** Pending**–** Debbi with the assistance of Member-at-Large, Michelle Burns are researching possible solution at this time. Debbi will consult with Electrician to find possible options once Garage Lighting has been determined.

VI. NEW BUSINESS

A). NONE

B).

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 6:57 pm.

A. Homeowner Requests – None received for this period.

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

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

At 7:11 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed, Member-at-Large, Kenneth Kloppenborg, moved to adjourn the meeting. Treasurer, Jana Kosutova seconded the motion. There being no objection the meeting was adjourned at 7:11 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, February 9, 2026, 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.