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

March 09, 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 March 09, 2026, at 6:31 pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova, Secretary, Alma Hernandez, Members-at-Large Ken Kloppenborg and Michelle Burns. 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 during this Meeting and no homeowner present signed up to speak.

III. APPROVAL OF FEBRUARY 2026 MEETING MINUTES

A) The minutes for February 2026 were previously sent out via email for review and fully approved.

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR FEBRUARY 2026

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, Secretary, Alma Hernandez seconded the motion, all other members present agreed, and the motion carried.

V. OLD BUSINESS

A) Replacement Reserve Transfer – Pending – Debbi discussed the growing balance in the Operating Account and the Board decided to leave the balance for another month to better determine amount to transfer to Replacement Reserve Account. Debbi did recommend a transfer of $19,000 to the Reserve fund this meeting. President, Michael Teague 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 **–** Special Meeting has been scheduled for March 16th at 6:30 p.m. via Zoom Meeting.

C) **Garage Lighting –** Pending – Contractor installed Three of the fixtures that arrived. The Board discussed the pros and cons for two of the three fixtures as one fixture was immediately removed. Member-at-Large, Kenneth Kloppenborg moved to approve the fixture installed on Building #27, and Treasurer, Jana Kosutova seconded the motion, all other members present agreed, and the motion carried.

D) **Interior Garage Lighting –** Tabled**–** The Board decided to table this project until the Garage Lighting has been completed.

E) **Roof Repairs- Bldgs. #2,4,6,8,10,12,15 &17 –** Pending – Debbi reported she requested a second opinion and estimate be provided to better determine a decision for this project and awaiting results from scheduled attic inspections and possible quote.

F) **Lots 4 & 6 Reseal/ Stripe/ Crack fill –** Approved – Contractor has tentatively scheduled for June 2026 and will determine actual date closer to that time frame.

G) **Tree Health Care Proposal –** Pending – Board discussed the proposal and current Landscape Contractor input. President, Michael Teague moved to decline the DCPS proposal as most items noted are already included in current Landscape contract, and Members-at-Large Ken Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

H) **2026 Community Yard Sale -** Pending - , Members-at-Large Michelle Burns stated she has been busy this month and unable to put much work into the project but will have more to report in the April meeting.

I) **Water Main Shut Offs –** Pending –Board discussed the Attorney's proposed new policy verbiage for the SJG Rules and Regulations. Treasurer, Jana Kosutova moved to accept the new policy as presented, President, Michael Teague seconded the motion, all other members present agreed, and the motion carried.

VI. NEW BUSINESS

A). NONE

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:02 pm.

A) Homeowner Requests – NONE

B) Delinquency Report – Pending - Board reviewed and discussed February Delinquency Report.

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

At 7:16 pm Executive Session was ended.

VIII. ADJOURNMENT

As all issues on the current agenda were completed. Treasurer, Jana Kosutova, moved to adjourn the meeting. President, Michael Teague seconded the motion. There being no objection the meeting was adjourned at 7:16 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, April 13, 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.