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

April 13, 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 April 13, 2026, at 6:32pm by President, Michael Teague. Other members in attendance were Treasurer, Jana Kosutova, Members-at-Large Ken Kloppenborg and Michelle Burns. Debbi King represented IPM Residential Property Management. Secretary, Alma Hernandez, was unavailable for this meeting. All other members of the Board being present and constituting a quorum, the meeting proceeded.

II. HOMEOWNER FORUM

There were Seven (7) 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. However, one homeowner complained that his trash can was not emptied that day.

III. APPROVAL OF MARCH 2026 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR MARCH 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, President, Michael Teague 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 recommended a transfer of $75,000 to the Reserve fund this meeting. President, Michael Teague moved to approve the transfer as recommended, Treasurer, Jana Kosutova and Members-at-Large Ken Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

B) Bldg. Siding Replacement – Pending **–** Debbi and Board are working to select two dates to allow Homeowners to meet with Contractor and Board at the Pool Cabana to review the proposed siding materials and to discuss any further questions they may have.

C) **Garage Lighting –** Pending – Contractor ordered the selected fixtures and will notify upon delivery to schedule installations.

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

E) **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.

F) **2026 Community Yard Sale -** Pending - Member-at-Large Michelle Burns discussed the need for additional signage and using the large green belt area with cabanas to have all homeowners in one convenient location with canopies. The Board discussed possible dates and decided to schedule the Yard Sale for August 15th and 16th. Debbi will contact the signage company and work on the additional signage ideas.

G) **Water Main Shut Offs –** Pending –Board discussed further issues with unit valves not working and needing to be addressed. Board discussed setting time limit of 6 months to require all homeowners locate, inspect and ensure valve is in working order. Board wants to inspect all valves after the time period to verify compliance. Debbi will get an estimate for replacing valves and identify 3 to 4 plumbing contractors to recommend to residents.

VI. NEW BUSINESS

A) **Bldg. #31 Tree –** Pending – Board discussed Nacho's cost estimate to either trim or remove It. Board discussed pros and cons of both and all agreed to continue to trim/ remove dead Branches unless more damage happens and tree is no longer viable.

B) **Water Restrictions –** Pending – Board discussed water concerns along with new pricing tier. Board will request residents refrain from washing vehicles and hand watering.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:07 pm.

A) **Homeowner Requests** – NONE

B) **Delinquency Report** – Pending - Board reviewed and discussed March 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

Due to Debbi losing Internet connection 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, May 11, 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.