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

May 11, 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 May 11, 2026, at 6:30 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 members of the Board being present and constituting a quorum, the meeting proceeded.

II. HOMEOWNER FORUM

There were Three (3) 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 APRIL 2026 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR APRIL 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 recommended a transfer of $20,000 to the Reserve fund this meeting. President, Michael Teague moved to approve the transfer as recommended, Member-at-Large Ken Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

B) Bldg. Siding Replacement – Pending **–** The first meeting on May 3rd resulted in approximately 10-unit owners attending with questions and concerns. Debbi reported the meeting seemed to go positively and looking forward to the next, May 23rd meeting. Platte Projects provided a firm contract price of $2,219,700 with two re-payment plan options for consideration. Option #1 included a total HOA Down Payment of $600,000 up front followed by $50,000 each year for 6 years with unit monthly payments of $94.64 for

84 months. Option #2 included a total HOA Down Payment of $600,000 up front followed by $50,000 each year for 6 years with unit monthly payments of $100.00 for 79 months. After discussion, President, Michael Teague moved to approve the Option #2, Treasurer, Jana Kosutova seconded the motion, all other members present agreed, and the motion carried.

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. Board approved to remove this from agenda at this time.

E) Lots 4 & 6 Reseal/ Stripe/ Crack fill – Approved – Contractor has scheduled for June 10th and 11th 2026 and notification has been sent out to all residents.

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. Debbi is scheduled to meet with signage provider to discuss additional signage options.

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 spoke with Mile High Mechanical who quoted an average cost of $3,500 per valve as needed. Board recommended Homeowners can seek out additional estimates or can contact Debbi for recommendations. Debbi will draft a letter to homeowners regarding this matter setting deadlines for the Board to review and approve.

H) Water Restrictions – Pending – An article regarding this concern was recently published in the May/June Newsletter and distributed to all Homeowners.

VI. NEW BUSINESS

A) Portable Solar – Pending – Debbi explained the new law and what little to no impact it will have for Second Jefferson Green HOA. A new policy may be needed by the Attorney but to be determined.

B) Concrete Replacement and Repairs – Pending – President, Michael Teague moved to approve the estimate presented by ASanchez for $28,560, Treasurer, Jana Kosutova seconded the motion, all other members present agreed, and the motion carried.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:15 pm.

A) Homeowner Requests – NONE

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

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

At 7:28 pm Executive Session was ended.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.

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, June 08, 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.