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

June 8, 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 June 8, 2026, at 6:33 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 Ten (10) 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 several residents complained about irrigation issues. One resident asked about her roofing inspection and another mentioned concern regarding neighboring residents washing vehicles and hand watering in violation of the watering restrictions.

III. APPROVAL OF MAY 2026 MEETING MINUTES

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

IV. REVIEW OF FINANCIAL REPORT AND STATEMENTS FOR MAY 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.

President, Michael Teague 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 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 Homeowner meeting for vote is scheduled July 9th, 2026. Contractor will make a presentation then open meeting up for Q&A before official vote assuming quorum has been reached.

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

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

E) **2026 Community Yard Sale -** Pending - Member-at-Large Michelle Burns discussed residents are signing up and plans for bouncy house and possible face painting. Debbi updated that signage proposal was approved by Michelle and ordered.

F) **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.

G) **Concrete Replacement and Repairs –** Underway– Contractor has almost completed the project.

VI. NEW BUSINESS

A) Replacement Reserve Interfund Obligation – Pending – Per the recent Auditor report and recommendation - a vote was needed to permanently retain $47,924 in the Replacement Reserve Fund and effectively forgive the interfund obligation. . President, Michael Teague moved to approve the Auditor recommendation as recommended, Member-at-Large Ken Kloppenborg seconded the motion, all other members present agreed, and the motion carried.

B) **Tree Trimming in Compliance to Insurance Inspection –** Pending – Member-at-Large Ken Kloppenborg moved to approve the estimate presented by ASanchez for $11,870, President, Michael Teague seconded the motion, all other members present agreed, and the motion carried.

C) **Irrigation Issues –** Pending – Debbi notified Board of possible ongoing vandalism to a few of the irrigation boxes including valve shut offs and cutting all the electrical wiring. ASanchez is pricing locking cages to protect from this problem. We have sprinkler heads being damaged and/or removed. Some areas were shut off to allow for the concrete replacement project and have now been restored. Additional areas of concern were discussed and ASanchez requested to investigate and correct as soon as possible. Watering schedule in compliance to the new water restrictions was discussed once again.

VII. EXECUTIVE SESSION

Executive Session – The Board entered Executive Session at 7:32 pm.

A) Homeowner Requests – NONE

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

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

At 7:41 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, July 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.