SECOND JEFFERSON GREEN HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date: Monday, September 14, 2026
Time: 6:34 p.m.
Location: Zoom Meeting

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1. Call to Order

President Michael Teague called the regular meeting of the Board of Directors to order at **6:34 p.m.**

Board Members Present

- Michael Teague, President
- Jana Kosutova, Treasurer
- Alma Hernandez, Secretary
- Ken Kloppenborg, Member-at-Large
- Michelle Burns, Member-at-Large

Board Members Absent

- none

Management Present

- Debbi King, IPM Residential Property Management

A quorum was established, and the meeting proceeded.

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2. Homeowner Forum

Homeowners in Attendance: 7

The following homeowner concerns were presented:

- Question of when Ash Bore trees were last injected and overall tree care.

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3. Approval of Previous Meeting Minutes

August 2026 Board Meeting Minutes

The July meeting minutes had been distributed to the Board prior to the meeting.

The meeting minutes were unanimously approved via email this period.

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4. Financial Report

The August 2026 financial statements were distributed prior to the meeting and reviewed by the Board.

Motion: Jana Kosutova moved to approve the August 2026 financial statements as presented.
Second: Alma Hernandez / Michael Teague

Vote: Motion carried unanimously.

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5. Old Business

A. Reserve Fund Transfer

Management recommended transferring **$20,000** to the Reserve Fund.

Motion: Michael Teague moved to approve the transfer.
Second: Alma Hernandez / Ken Kloppenborg

Vote: Motion carried unanimously.

Status: Approved

B. Building Siding Replacement

The Second Special Homeowner Meeting will be held on **October 6th, 2026.**

Attendance

Management did provide homeowner notice in accordance with the Association's governing documents.

Status: Pending

D. 2026 Community Yard Sale

Michelle Burns reported that the event was successful and planning next annual event toward May or June 2027.

Status: Completed

E. Water Main Shut-Off Valves

The Board discussed ongoing concerns regarding homeowner shut-off valves that are not functioning properly.

Board Direction

- Homeowners will be given **six (6) months** to locate, inspect, and ensure their shut-off valve is operational.
- Following the compliance period, the Board intends to inspect all valves.

Management reported that Mile High Mechanical estimated an average replacement cost of **$3,500 per valve**, if replacement is necessary.

Homeowners may obtain independent estimates or request contractor recommendations from management.

Management has yet to prepare a homeowner notice outlining requirements, deadlines, and the Board's inspection process.

Status: Pending

E. Roof Repairs – Unit #29

The Board had requested additional estimate from another contractor. Contractor is insisting on inspections scheduled for next week.

Management will update Board following this inspection.

Status: Pending

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6. New Business

A. GFiber Infastructure Project

The Board reviewed the contractor's information packets and requested more information with a Zoom meeting to be scheduled.

Status: Pending

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7. Executive Session

The Board entered Executive Session at **7:00 p.m.**

A. Homeowner Requests

The Board approved:

- Unit #53 Door Replacement was approved via email vote.

B. Delinquency Report

The Board reviewed and discussed the August 2026 Delinquency Report.

C. Check Register

Review and approval of checks were completed via email earlier in the week.

Executive Session concluded at **7:17 p.m.**

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8. Adjournment

There being no further business, the meeting was adjourned.

Action Items

Item	Responsible Party	Status
Transfer $20,000 to Reserve Fund	Management	Approved
Draft homeowner letter regarding shut-off valves	Management	Pending
Schedule GFiber Zoom Meeting	Management	Pending

Respectfully Submitted

Debbi D. King
IPM Residential, LLC

Next Board Meeting

Monday, October 12, 2026
6:30 p.m.
Via Zoom

Homeowners may request the Zoom meeting link by contacting Debbi King at IPM Residential before the meeting.