**Minutes of the Board Meeting**

**Second Jefferson Green Homeowners Association**

**April 11, 2016**

The April meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:30 pm by President Karen Wildenstein. In attendance were Karen Wildenstein, Jana Kosutova and Alma Hernandez as Board Members and Debbi King representing IPM Residential Property Management.

**Home owners Forum/ Correspondence**

One homeowner was present with the following issues:

* Requested an update on the aluminum wiring.
* File another complaint about a unit in her area that she witnessed drilling into the lock of the garage man door in order to gain access to the garage; the same tenant was also seen removing items from the unit by climbing over the balcony from her vehicle rather than using the door.

**Approval of March Minutes**

The Board approved the minutes from the March meeting. Karen motioned to approve the January minutes, Jana seconded the motion, all were in favor and the motion carried.

**Financial Reports**

Karen motioned to approve the March Financial Statements. Jana seconded the motion and all were in favor. The quarterly reserve transfer in the amount of $16,500.00 was also approved; Debbi will schedule the transfer.

**Finished Business**

* The Board signed the contract for All Phase Restoration to do the final balconies. There is a question as to whether Unit #152 has already been done or not so that will be investigated before the actual work begins.

**New Business**

* The Board did a walk through on 04/07/16 to determine the need for tree trimming, fence repair and gutters**.**
* The Board discussed the bids for repairs on the north side fence as there were inconsistencies between the three bids. Debbi will get corrected bids.
* The Board will review cleaning gutters, gutter guards and tree trimming bids.
* The Board discussed the increases seen on the last two months of Waste Connections invoices totaling about $375.00.

**Business performed between meetings via E-mail**

* The Board waived late fees for a homeowner.
* The Board discussed the gutter guards and repairs.
* The Board discussed the snow forecast for the weekend of April 15. It was decided to wait and see what the accumulation levels turn out to be before authorizing snow removal.
* The HOA issued a second violation notice for pets running loose, including a $150 fine.
* Unit #2 reported the outdoor garage light is not operating correctly. Debbi asked Thunderbird Lighting to take a look at it.
* A report was received that the parking space for unit #37 was reassigned, probably during the parking lot restriping. The Board will look into it and see about switching it back as the homeowner is severely handicapped.
* The Board requested the attorneys compose a reply for a couple of letters received from homeowners challenging the aluminum wiring decisions made.
* A homeowner reported a yard sale at one of the units; Debbi went to the unit and explained that cannot be done unless the entire community participates.

**Executive Session**

* Delinquencies were reviewed and discussed.
* Aluminum wiring was discussed.
* Checks were reviewed and signed.

**Adjournment**

The April meeting of the second Jefferson Green Home Owners Association Board of Directors was adjourned at 9:00 pm.

**Next Meeting Date**

The May meeting will be held on May 9, 2016 at the WMFR training building and will begin at 6:30 pm.

Respectfully Submitted

Alma Hernandez

Secretary