**Minutes of the Board Meeting**

**Second Jefferson Green Homeowners Association**

**October 9,2017**

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

**Homeowners Forum/ Correspondence**

There were two homeowners in attendance and the following questions and issues were brought to the Board’s attention:

* Broken limbs and branches
* New Building sign incorrect information
* Abuse on balconies with clothing hang and bicycles stored
* Kids safety climbing trees
* Concerns about the Increase of the HOA Dues proposed
* Views of Coyotes in the community

**Approval of September Minutes**

The Board approved the September meeting minutes during October meeting. Cher motion to approve on the August minutes and Jana second the motion, all were in favor and motioned carried.

**Financial Reports**

Karen moved motioned to approve the September financial statements; Cher seconded the motion, all were in favor and the motion carried. The board requested re-classed repairs sewer line,

**Finished Business**

* The pool fence to be Tabled for next year 2018.
* AC Installation to be Tabled for next year 2018.
* Mail boxes to be Tabled for next year 2018.
* Pool Policies and # of guest to be Tabled for next year 2018.
* Taxes for the HOA Filed
* Parking Enforcement discussed and approved of new provider.
* Declarations and Revisions
* Aluminum Wiring report and status

**New Business**

* Insurance Providers
* Waiting for the Audit Review for Budget 2018 Report

**Business by Email from**

Received notice from IPM for permission to winterize the pool cabana and schedule.

Received a request for roof vents to be checked due to water issues.

Received a request for a completion ceiling repair to be done by home owner missing drywall, insulation etc. inside the garage area.

Received a HOA Design request to be reviewed by the Board.

Received a request of a solution for dry grass areas, cleaning the gutters and down spouts.

Received a request for a repair of a loose fosset and horizontal Pavel piece.

The Board scheduling the pool house to be winterized and closed.

IPM informed the Board to the new sign installed and completion.

The Board working on revised and amend documents.

 The Board will be reviewing the snow removal proposals.

Received a report of illegal parking and abuse on the visitors parking space by tenants

Received a proposal from Summit to resolve some areas that are dry and in distressed.

The Board received the Denver Water report showing and increase of 108% for this period.

The Board is reviewing towing companies that could work for our community.

The Board brought out some comments and suggestions on the website for make it more home owners friendly.

Received a request for a new front door and storm door to be reviewed by the Board.

Received a request to have some broken branches around the community to be cut and collected to be removed.

Received a request from a tenant to repair a door that is not working properly so the tenant has to slam it.

Received a request that due to snow we had several broken branches in the community.

**Executive Session**

* Delinquencies were reviewed and discussed.
* Aluminum wiring was discussed; over 97% completed.
* Checks were reviewed and signed.
* 2018 Operating Budget discussion after reviewing the Budget comparisons
* Home Owners discussion on Insurance providers and options

**Adjournment**

The September meeting of the Second Jefferson Green HOA Board of Directors was adjourned at 09:12 p.m.

**Next Meeting Date**

The next Board Meeting will be held on Monday, November13, 2017 at the WMFR training building; the meeting will begin at 6:30 p.m.

Respectfully Submitted,

 Alma Hernandez

Secretary