

SECOND JEFFERSON GREEN HOMEOWNERS ASSOCIATION
Board of Directors Meeting
April 13, 2009

- I. **Call to Order** – The regular meeting of the Board of Directors was held on Monday, April 13, 2009 at the Bear Valley Christian Church. The meeting was called to order at 6:00 PM by the President of the Board, Tom Girard.
- II. **Roll Call** – Board members in attendance were Tom Girard, Jaeson Lokatys, Karen Wildenstein, Trish Harris and Penny Larmore. Sue Daigle, representing TMMC Management, and homeowners Ken Kloppenborg and Dale Getty were also in attendance.
- III. **Homeowner Forum** – The following items were addressed:
 - A. **Painting** – The painting by Massive Painting has not been completed as promised. It was agreed by the Board that due to Massive Painting's failure to complete the job in a timely manner that another painter be used to complete the work.
 - B. **Unit 45** – Trash still has not been removed at this unit. A special pick-up will be arranged and any charge incurred will be charged against the homeowner's account.
 - C. **Unit 92** – Garage door is not working well; very difficult to lift.
 - D. **Unit 92** – Owner requested to add larger rock to area around his unit; Board was in concurrence with request.
 - E. **Newsletter** – it was recommended that the newsletter be e-mailed in order to save on costs. It was noted that there are many owners that do not have computers at this time.
 - F. **Unit 54** – it was reported that the garage man door lock had again been changed.
 - G. **Volley Ball Court** – It was suggested that the volleyball area be converted into a community garden. After discussion on the pros and cons of making this change, it was agreed that any change to the volley ball area is on hold until the sprinkler system is replaced.
 - H. **Garage Door Access** – In order to complete the aluminum wiring project access to 6 garage areas must be opened up. It was the consensus of the Board to obtain a quote on installing a door in each of the garage walls so the project can be completed. It was also agreed that no further walls will be approved in the garage areas.
- IV. **Minutes** – The Minutes from the March 9, 2009 meeting were presented. Tom Girard moved to approve the minutes as presented; Jaeson Lokatys seconded. Motion was approved with Trish Harris abstaining due to her absence from the meeting.
- V. **Financial Report**
 - A. **February Financial Statements** – Trish Harris reviewed the financial statements for the period ending February 28, 2009. It was requested that the line item for extermination services be changed to pet services. One previous owner account was discussed and the Board requested to verify the status and if as reported than to write off the balance of the account as uncollectible. Trish moved to accept the February, 2009 financial statements as presented; Tom Girard seconded. Motion carried unanimously.
 - B. **March Financial Statements** – The financial statements for the period ending March 31, 2009 were then reviewed. With no outstanding issues noted, Trish Harris moved to accept the financial for March, 2009; Penny Larmore seconded. Motion carried unanimously.
- VI. **Legal Status Report** – The legal status report was reviewed. The Board addressed several accounts and the following actions were taken:

- A. **Account Status** – It was noted that the Board had approved to proceed with a foreclosure on one outstanding account in late 2008. It was requested that the status of the foreclosure be determined as this matter has been outstanding for a couple of year.
- B. **Receivership** – Based on the recommendation of legal counsel, Trish Harris moved to proceed with a receivership for Account #3225390; Tom Girard seconded. Motion carried unanimously.

VII. **Homeowner Correspondence**

- A. **Request for Reimbursement** -- A request for a reimbursement for plumbing work that was determined to be an Association issue was approved by the Board.
- B. **Payment of Plumbing Invoices** – An owner is questioning the validity of the chargeback on plumbing issues as there were leaks in two units. It was the consensus of the Board to split the bill between the two units.

VIII. **Unfinished Business**

A. **Rules and Regulations** –

- 1. Section 1-3 – Several suggestions were made to finalize the updates of the first 3 sections of the rules and regulations.
- 2. Sections 4-6 – The Board will begin updating the next group of rules for further discussion at the May meeting.

- B. **Revised Collection Policy** – It was agreed that information on how the collection policy will be revised for 2010 will be included in the next issue of the newsletter.

- C. **Irrigation Audit** – Tom Girard reported that he had completed the drawings needed for LCC to complete the irrigation drawings.

- D. **Pool – Installation of VGB Safety Vacuum** – Trish Harris moved to approve the installation of the VGB Safety Vacuum by Alligator Pools and as required by law at a cost of \$1,966.45; Karen Wildenstein seconded. Motion carried unanimously.

- E. **Roof Repairs** – The two bids for the roof repairs due to wind damage were reviewed. Jaeson Lokatys moved to accept the bid from Alpine Roofing for the repairs to the roofs in the amount of \$3,550 contingent upon the contractor providing a schedule as to when the work would be completed; Trish Harris seconded. Motion carried unanimously.

IX. **NEW BUSINESS**

- A. **Repair/Replacement of Pool Fence** – The bids received for the repairs to the wrought iron fencing surrounding the pool were reviewed. Due to the large variance in bids, it was requested that Dave Peck and Jaeson Lokatys inspect the fence so that a more detailed bid can be provided.

- B. **Pool Deck – Caulking** – Jaeson will inspect the pool deck at the same time the fence is looked at and provide a recommendation to the Board.

- C. **Newsletter** – The following items will be included in the next newsletter: man door locks, collection policy, hazards of dog waste, clean-up around units, window coverings, pool opening.

- X. **RUN REPORTS** – The Unit Activity Report was reviewed; no items were addressed.

XI. **Adjournment** – There being no other business to bring before the Board at this time, the meeting adjourned at 8:09 PM.