

SECOND JEFFERSON GREEN HOMEOWNERS ASSOCIATION

Board of Directors Meeting

October 12, 2009

- I. **Roll Call** - Board members in attendance were: Tom Girard, Jaeson Lokatys, Karen Wildenstein and Trish Harris.
- II. **Call to Order** - The Regular Meeting of the Board of Directors of the Second Jefferson Green Homeowners Association was called to order at 6:15 PM by the President of the Board, Tom Girard. The meeting was held at the Bear Valley Christian Church just prior to the Annual Meeting of the Association.
- III. **Minutes** - The Minutes from the September 14, 2009 meeting as well as the Minutes from the Special Meeting of the Board held on October 1, 2009 were presented. There being no additions or corrections noted, Tom Girard moved to approve the minutes as presented, Trish Harris seconded. Motion was unanimously approved.
- IV. **Financial Report**
 - A. **September Financial Statements** - Trish Harris reviewed the financial statements for the period ending September 30, 2009. It was noted that the operating account had a month end balance of \$1207 and reserve funds totaled \$101,070. A total of \$21,217 was due to the Association at the end of September as a result of delinquent accounts. Trish Harris moved to accept the September 2009 financial statements as presented; Tom Girard seconded. Motion carried unanimously.
 - B. **Legal Status Report** - The legal status report was reviewed. No accounts were addressed at this time.
 - C. **Audit Report and Taxes** - The final audit report for 2008 was provided to all Board Members.
 - D. **Request to Waive Late Fees** - Board Members considered a request to waive the late fees on an account due to health issues of the owner and a guardian stepping in to manage the account. A payment plan was established and the Board agreed to waive the late fees as requested.
- V. **Homeowner Correspondence** - None.
- VI. **Association Business**
 - A. **Snow Removal Contract** - Jaeson Lokatys moved to approve the snow removal contract for the 2009/2010 snow season with

Landscape Consultants as presented; Trish Harris seconded.
Motion carried unanimously.

- B. **2009 Audit Engagement Proposal** - Trish Harris moved to approve the proposal from James Moore and Company for the 2009 audit including tax preparation at a cost of \$1,700; Tom Girard seconded. Motion carried unanimously.
 - C. **Appointment of Board Member** - Katie Gojara introduced herself to the Board and discussed her reasons for wanting to serve on the Board. Trish Harris moved to appoint Katie Gojara to the Board of Directors with her term ending in 2011; Tom Girard seconded. Motion carried unanimously.
 - D. **2010/2011 Pool Contract** - The pool proposal from Alligator Pools for maintenance services for 2010 and 2011 was reviewed. Trish Harris moved to approve the 2 year contract with Alligator Pools at an annual cost of \$5,100 per year, which is the same price as the last two years; Tom Girard seconded. Motion carried unanimously.
- VII. **Adjournment** - There being no other business to address at this time, Tom Girard moved to adjourn the meeting and Karen Wildenstein seconded. Motion was unanimously approved. The meeting adjourned at 6:40 PM.