

**Second Jefferson Green HOA
Board of Directors Meeting
January 11, 2010
Bear Creek Presbyterian Church**

President Frank Smith called the meeting to order at 6:30 p.m. All board members were present except Katie Gojara.

RESIDENT FORUM:

Six residents were in attendance.

The following issues were brought to the Board's attention from homeowners:

- 1.) The gutter in Bld. 2, unit 8 needs repair.
- 2.) The garage door mechanism in unit 164 has been dismantled. The owner needs to be notified. Unit 163 is vacant.

REPORTS:

Rob Osbourn from Excel Energy spoke about Excel's need to begin work ASAP to lay new cables to eliminate outages. The management company needs to get proposals to do the private locates. Excel will provide Vicki Peppers, BRE manager, with the PDF's. Excel needs to know where irrigation lines exist. Brian will get some private locater leads to Vicki. Excel Energy would provide homeowners with Energy Efficient Information at a special meeting if requested. The City of Lakewood has money for homeowners to conserve energy. Perhaps we can tap into this resource, and Vicki can look into this.

MINUTES:

The minutes were unanimously approved as amended. The amendments included that the proposal for gutter cleaning from Roof and Gutter is \$2800. Under OLD BUSINESS, Peliton is the agent. Under NEW BUSINESS, Magna Carta is the company that is offering insurance renewal. Under Comcast Contract, the Board submitted the Comcast Contract to .Allen Jensen, Attorney at Law, rather than Hindman Sanchez. The letter from Mr. Jensen has been reviewed.

FINANCIALS:

The Board needs to clarify that homeowners who have not paid their HOA dues are delinquent by the 30th of the month.

The financials were approved as presented.

There was no updated Legal Report.

ROOF REPAIRS:

Vicki presented roof repair estimates. The Board unanimously voted that Blue Sky be awarded the contract. Weather permitting, work will begin on roofs on a priority basis in early March. Gutters will be repaired if necessary at the same time.

GUTTER CLEANING:

Gutters will be cleaned as soon as weather permits.

2010 COMMUNITY GUIDE:

The Board has the final copy of the Guide but should review it nonetheless for any important additions or changes and email to Vicki.

COMCAST CONTRACT:

We are good to go; we will receive the check from within Comcast 30-60 days. This contract will allow Comcast to lay lines to update services but will still allow homeowners to choose their own provider.

DECK REPLACEMENT:

Reconstruction Experts have bid \$43,000. We have a bid from Blue Sky and Vicki will seek one more bid. Work will be prioritized according to need and will continue over a period of time as funds allow.

LANDSCAPE BIDS:

The Board will discuss Landscape bids at the February meeting. Vicki needs one more estimate. Time is of the essence since we may have to begin work by March. Bidders may give us presentations, if they so desire. The Board should be prepared with questions for potential providers. Landscape Consultants (LSC) plotted the irrigation system last year at a cost to the HOA of \$9,000, and Vicki needs to try to get this plot. The irrigation system will not be replaced all at once but over time, with repairs being made as needed.

DOGS:

The Rules and Regulations prohibit residents keeping animals over 40 pounds. One of the problems with large dogs is the size of their waste and the fact it is not always picked up. We will enforce this policy as we go forward.

NEWSLETTERS:

BRE is providing the formatting of our newsletters for free, but is charging us \$.10 per copy. Newsletters are emailed, mailed, or hand-delivered.

ICE PROBLEM AT DRIVEWAYS:

Vicki will ask her handyman to look into the cost of barrels and sand to place in the area between driveways.

ADDITIONAL BOARD MEMBER:

In the next newsletter, the Board will notify residents that there is one board member position open. Cher Melichar will write a letter informing one board member that he/she is no longer eligible for Board membership, and all Board members will sign the letter.

ADJOURNMENT:

Frank Smith adjourned the meeting at 8:45 p.m. The next Board meeting, open to all residents, will be held at the NEW location, Bear Creek Presbyterian Church next to the new high school, at 6:30 p.m. on the second Monday of February, February 8, 2010.