

**Second Jefferson Green HOA
Board of Directors' Meeting
February 8, 2010
Bear Creek Presbyterian Church**

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

RESIDENT FORUM:

Four residents were in attendance.

Bob Cooley, Unit 5, asked why residents who attended the Board meetings were not allowed to vote. Vicki Peppers, representing the management company, explained that it is the elected Board of Directors' responsibility to vote, except at annual or special meetings. This information is in the SJG By-Laws.

Emmy Remley, Unit 45, asked who is responsible for removing dead or unsightly shrubs from the three-foot perimeter around her property. This matter is discussed below.

GUEST SPEAKERS:

Joe Pobar, representing Colorado Green Grass, Inc., spoke about his proposal to contract with SJG for a landscape contract for 2010.

Mark Frederick, representing Summit Services, Inc., spoke about his proposal to contract with SJG for a landscape contract for 2010.

A representative from Landscape Consultant, Inc., our current vendor, was not present.

The Board will continue to review the bids and direct any further questions about services to Vicki for clarification. The Board hopes to make a decision and sign a contract in March.

Regarding landscaping, the Board needs to review the former policy of removing shrubs and small trees within the three foot perimeter of a resident's property. Vicki proposed it might be cheaper to employ a handyman to do the labor, rather than a tree removal company or landscaper.

RULES AND REGULATIONS HANDBOOK:

This item was tabled for a special meeting of the Board before the March meeting because the Board did not have the time at this meeting to thoroughly discuss this lengthy topic. However, Karen Wildenstein, said several rules needed to be reviewed, in particular the policies regarding late fees and the size of dogs allowed in units. Once the Board has drafted the updated R and R's, residents will be given thirty days to review and submit comments.

MINUTES OF THE PREVIOUS MEETING:

The following amendments were made: Dues are delinquent 30 days after the 10th of the previous month as stated in the current Rules and Regs. The size of dogs was discussed and the Board will review this R and R at the special meeting. No decision has been made to date as to if and when the irrigation system will be replaced in whole or in sections.

The January minutes were approved as amended.

FINANCIALS:

The financials were approved as presented.

The Board asked Vicki to let us know which accounts have been sent to attorney, and Vicki will also e-mail the legal report to the Board members.

2010 BUDGET REVIEW:

The Board decided there would not be enough time at this meeting to adequately discuss the budget, and the discussion will occur at a special Board meeting to be held in February.

ROOF REPAIR:

Vicki announced that we would see some roof repair activity within 2 to 3 days. The contract with Blu Sky has been signed.

GUTTERS:

The gutters were cleaned in early February.

COMCAST:

We have received a check for \$25,000 to allow Comcast to lay additional cables.

XCEL ENERGY:

Vicki met with Xcel representatives to discuss the work Xcel will do to lay new lines. The location of storm drains was discussed. Xcel was supposed to have e-mailed Vicki regarding costs but she has not yet heard from them.

SAND BARRELS:

Sand barrels will cost between \$200-\$300 each. The pros and cons of the barrels and who would lay down the sand were discussed, and Vicki suggested we ask our new landscape contractor if he is willing to be "on call" for the need of sanding the driveways. Frank Smith made a motion to not install sand barrels; Penny Larmore seconded it, and the motion was passed.

SATELITE DISHES:

The location of satellite dishes was on the agenda because of a recent resident complaint. All homeowners must have written permission to install a satellite dish. The Board tabled the discussion for the special meeting.

GARAGE DOOR KEYS:

Dan, BRE's maintenance man, checked all side garage doors for mastered locks. He has made a master table to keep on file and update as necessary. The Board wants to assure all owners and tenants have a key. BRE will charge a fee of \$25 for a lost key. Only the management company may change locks. Further discussion of this issue was tabled for the special meeting.

ADJORNMENT:

Frank Smith adjourned the meeting at 8:45 p.m. The next Board meeting will be held Monday, March 8, 2010.