

**Minutes of the Board of Director's meeting
for
Second Jefferson Green Home Owners Association
May 9, 2011**

Call to Order

The meeting of the Board of Directors of Second Jefferson Green Home Owners Association was called to order at 6:30 pm by President Frank Smith. In attendance were Frank Smith, Karen Wildenstein, Meigan Jarman, and Cher Melichar as Board Members, and Shauna Pierson representing BRC Real Estate.

Jeannine Shaw, Conservation specialist with Denver Water was present.

Jeannine specifically works with associations to reduce outside water usage since that is where the biggest conservation gains occur. The conservation goal is to reduce usage by using 22% less water than we did prior to 2002. The water department has targeted HOAs with large areas of greenbelt like ours.

She gave an overview of the 5 year contract we would enter into. The verification starts at the end of the renovation. 1st step is to receive an irrigation audit which we just had them complete. She presented a graph which showed the optimum amount of irrigation required IF everything is efficient. The graph depicted both the target amount and the actual use. If we can get consumption down to 18 gallons per sq ft. we could save over a million gallons per year. To us, that represents close to \$6,000 per year in cost savings for water usage. For every acre foot of water saved we would get 1/5th of the total rebate each year. This could be used to further enhance the property. The Board envisioned possibly adding some xerascaping areas where watering might remain a problem issue. Savings in water usage need to be sustainable over a 5 year period.

The audit showed that our fixed spray heads are at 61% efficiency. The rotors were about 41% which is low. They look for things such as broken heads, broken lines, sunken/tilted heads, clogged nozzles, or misaligned coverage. They talked about all the different elements that go into irrigation and remedies for issues of irrigation.

WE can choose what we want to propose for correcting problems including the scope of the work, etc. The proposal must be reviewed – once it's approved, it takes about 4 – 6 weeks to get the contract put together and for everyone to sign off. Then the Board decides when the verification audit will occur.

Pat and Mark were present from Summit and, along with Jeannine from the water board, reiterated that this change will not occur overnight but will be evolving over the next five years. We would have to contract a new design. The Water Board rebate includes covering 50% of the design cost up to a cap of \$10,000 and they will review the proposed design. The turf must be reduced by enough % to gain the required savings and when everything is approved a contract with the Water Board would be triggered.

The design will include Turf modification, pathways, and pocket plantings throughout the area. Pat and Mark promised concept drawings for review by the June 13 meeting.

Homeowner Participation

Harriet Kearns was present and asked if there was anything we can do to move the waste can for the dog droppings. The smell in the summer is pretty bad when she sits on her porch. The Board agreed to look for an area which would alleviate the problem.

Approval of the April Minutes

Minor amendments were made to the April minutes. Karen moved to accept them as amended and Frank seconded, all agreed and the motion passed.

Monthly Statement Review

The insurance fund for the roofing was paid back that we had to borrow from in order to cover costs on the roofing project.

Review Financials

Karen made a motion to approve the financials as submitted and Frank seconded the motion, all voted in favor and the motion carried.

Checks were reviewed and signed.

Legal Report

Delinquent accounts. **Cher made a motion** to accept delinquent reports as presented, Meigan seconded – motion passed.

The Board reviewed the status of the legal proceedings to serve liens and garnishments.

Old Business

As promised, Shauna reported that she had investigated and discovered the cause of the discrepancy of power usage that comes up each month for one of the units. This turned out to be a tenant doing work in the garage using power tools and a large space heater to warm the area during the winter months. The person in question now understands that this is not allowed under the covenants and the owner has been made aware that excess power costs would be their responsibility.

This led to the discovery that some people have placed or planned to place appliances such as deep freezers or refrigerators in the garage space. This is NOT allowed by the covenants since the garages are common area spaces and the HOA pays the utilities in these areas. We will be formulating a plan to audit the garage spaces to make sure residents are in compliance with the covenants, building codes, and fire codes. This includes such things as walls that have been put up to divide the spaces, modifications to the structure of the garage space, etc. This will be discussed at the next Board meeting.

New Business:

We still need an "At-Large" board member – Karen will make another request through the newsletter.

Cabana furniture – Madras Club Chaise lounge (7) and US Leisure Geranium Warm Red Chair.(10) Meigan moved to purchase these for the pool, Cher seconded – all voted and the motion carried.

Unit 113, there is a space in the concrete that needs to be resurfaced – we will address this next meeting along with the violations of the modifications to the garages and the side access doors to storage areas

Work Orders

Maintenance and violation logs –

Repairs to building 41. We have agreed to pay \$3000 toward repairing the foundation. Another bid has come in on this property and the new bid is higher. We have received the bid from Summit for the regarding to alleviate the drainage problem. We instructed BRC to go ahead and get that work started. JRW will come out and take a look at the cracks in the walls that the engineer.

Frank moved that we split the cost of repairing the fence with Montessori School and Cher seconded – all voted and the motion unanimously carried.

Adjournment

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Cher Melichar
Secretary