

**SECOND JEFFERSON GREEN HOA
BOARD OF DIRECTORS' MEETING
MAY 10, 2010
BEAR CREEK PRESBYTERIAN CHURCH**

President Frank Smith called the meeting to order at 6:30 p.m. All Board members were present, as well as Vicki Peppers, BRC Manager.

RESIDENT FORUM

Four residents were present. These residents brought the following issues before the Board: One resident complimented the Board and the newsletters. Another resident asked that we be more specific in identifying trash next to his front door. Another resident wanted more information about the painting to be done on May 15, as well as clarification as to where he is to use his barbecue grill. Vicki stated that our new Community Guidelines Rules and Regulations regarding the use of barbecue grills were in compliance with the Universal Fire Code. The fourth resident asked that the large evergreen on the corner of her property be trimmed.

Vicki said that Summit Landscaping is putting together a plan citing what needs to be done, and she does not have the final results yet. Summit is not quite ready to do tree trimming, but they are checking the irrigation system. They also will be redistributing splash blocks.

At this time, Penny Larmore mentioned that perhaps the "sunflower" warning not to spray weed killer be included in the new R and R's. Vicki suggested this information be included in the Welcome Packet.

There was also concern about our website not having been updated in several months. Frank stated he would put a link on our website to BRC's website and update Second Jefferson Green's website.

MINUTES

The minutes of the previous meeting were approved.

FINANCIALS

Vicki reported that she wrote a check to Blu Sky for the roof repairs for \$90,000. We still owe them \$105,000, but we are waiting for the insurance company to send Vicki a check.

The list of homeowners who are in arrears on their dues is diminishing, and many residents are making payment arrangements.

The Financial Report, along with the Legal Report, was accepted.

RESIDENT HANDBOOK

Residents have until May 19th to submit their comments in regard to the revised Rules and Regulations. Vicki said she has received one comment so far.

LANDSCAPE

Vicki reported she did a recent walk through the community with Summit. The rotten or displaced wooden lawn trim will be removed and replaced with a synthetic trim.

The asphalt in the parking lots needs repair. This will be put on hold until next month's meeting when we also will address re-striping and numbering in the parking lots.

Vicki had given 30 days notice to the prior dog hygiene stations vendor, and their contract ended in April. Summit now will maintain the stations, providing and removing bags. Dan, BRC's maintenance supervisor, will install two additional stations, one on the south side of the property on Flower St. and one on the east side on Garrison.

Penny asked what the Board would be doing about the sand lot behind the pool. The Board will address this issue in June.

Frank asked that Waste Management put visible stickers on recycling containers. There still is no recycling bin on the north side of Floyd. It appears that the new bin was placed in the wrong parking lot, and Vicki will ask that Waste Management move it to the Floyd parking lot.

Dan will be installing additional new pedestals to the bank of mailboxes, and BRC will repaint the mailboxes.

CLEAN IT AND GREEN IT VOLUNTEER CLEAN-UP DAY

Penny reported on progress and where the various activities will take place. Cher Melichar will purchase the food from Costco and deliver it to the parking lot north of Floyd on Saturday morning. Karen Wildenstein will pick up ice for the various coolers. Penny commented that response was fair so far, but believed many people will wait until the last minute, or when they receive letters from BRC.

The Board approved the new deck plans for Unit 60.

POOL OPENING

As usual, the pool will open Memorial Day weekend. Residents will be asked to bring their own lawn chairs, as there is no money in the current budget to replace pool furniture. Vicki will be installing a new modem on her computer to recognize the current pool card system. New pool keys will cost \$15 each, and replacement keys will cost \$10 each. These charges will cover the outlay for new cards.

MAINTENANCE

The Board reviewed the Maintenance Log. Most garage side doors have been re-keyed. Vicki needs to get bids for repairing decks. One resident reported a "musty smell"

coming from her unit's crawl space under the building. The crawl space door was left open for a few days. It is likely the musty odor is just normal humidity from the ground.

The cost of re-sodding bare grass areas from tethering dogs will be billed to the owners of those units.

The Board will have to replace the wooden exterior door "kick-plates" as needed. Many of them are beyond repair and must be replaced at some point.

ADJOURNMENT

The meeting was adjourned at 8:30.