

JLPOA Board Meeting Minutes, October 12, 2103

Meeting called to order at 9:05 AM.

Roll Call: Glenn Deiker, Steve Journey, Danny Hoff, Steve Hart, Ronda Slogar

Dale Johnson, absent, Paul Adams, late arrival.

NOTE: September meeting was cancelled due to the flooding problems.

Open Owner forum:

Don Koch, Lot 133. Question about repairs to beach wall. Board explained that repairs had been made and checked by an outside source, the repairs were deemed acceptable.

Question about Water usage. Board response is that we have used considerably less water this year than last. Reasons for the drop in consumption are unclear; however we did have more rain this year than last. Speculation is that irrigation for green belts and lawns has dropped off, too.

Treasurer's Report: Steve Journey explained the Profit and Loss statement, the customer balance summary and the Reconciliation Detail. It was noted that late payers are creeping back up. A motion to accept the treasury report was made by Ronda Slogar and seconded by Danny Hoff. Passed with a unanimous YEA vote.

Break taken at 9:55 AM Reconvened at 10:05 AM

Minutes from the August meeting were passed out and read by all Board Members. A motion to accept the minutes was made by Steve Hart and seconded by Danny Hoff. Passed with a unanimous YEA vote.

New Business:

Discussion on repairs needed at the dump station. The coating applied several years ago is failing. A large piece of the coating was on display for examination. We are unable to determine the exact timeline that the coating was applied however; Steve Campbell reported that the coating began to fail within one year of application. The installer of the coating has gone out of business, therefore voiding any warranty we had.

Danny Hoff presented a proposal from Colorado Lining International to install a 30 mil rubber liner, with a quoted cost of \$14,322.00. Discussion ended with a motion by Paul Adams to proceed with further discussions with Colorado Lining International. Seconded by Ronda Slogar. Passed with a unanimous YEA vote.

A contact to retain the mowing company for the year 2014 was presented by Danny Hoff. Following discussion, a motion to accept the contract was made by Steve Hart and seconded by Danny Hoff. Passed with a unanimous YEA vote.

Annual meeting date is scheduled for January 25th, 2014. Glenn will contact the hotel and set up arrangements. We will have the same equipment and service as last year with the addition of a second pot of coffee. Steve and Paul will develop proxy forms and contact information sheets to mail to the population in a November Newsletter and on the website.

Steve Hart presented Rules and regulations for selling property within a Homeowner's Association which include items that the Association must provide to the new owners. Those items are 1) the last 6 months of board meeting minutes 2) the last Annual meeting minutes 3) Covenants, Bylaws and Rules 4) Current financials: P&L, Balance Sheets and Owners Account Statements. The Webmasters will ensure governing documents and minutes are downloadable from the Website and the Treasurer will make available any financial statements by Property Owners or their representatives upon request.

Old Business:

Discussion of the Rule Change to amend the timeline for lot clean up. The rule change has been posted on the JLPOA website and this meeting is the second discussion. No owners present wished to comment on the proposed change. The rule change passed with a unanimous YEA vote.

Danny Hoff reported that the backflow inspections have been completed. Steve Journey reported that the invoice for inspections reflects that 2 of the back flows had to be repaired. This has been completed.

Trash pick-up is now every 2 weeks.

Materials to install flaps on the beach wall drains will be purchased and installed before the lake is filled.

The rip-rap has been pushed back up against the beach wall and sand removed from the lake bed and piled on the beach area. Danny Hoff saved 750.00 by stopping the contractor after enough material had been moved.

Motion to adjourn made by Steve Hart, seconded by Steve Journey. Meeting adjourned at 11:35 AM.