

JLPOA Board Meeting September 10, 2016

Board Meeting called to order at 10:02am

Roll Call:

Chuck Hickson Sr.-president
Vanessa Worthman- Secretary
Pam Lehman-Treasure
Brad Huske-Director of maintenance
Jim Jacobsen-1st director at large
Bob Worthman 2nd director at large

Jimmy Lehnerz-Vice president- absent

Open Form:

Cheri Coburn submitted the audit committee report.
See Attached report.

Carol and Don Lot 34-35

Discussion on his brothers lot. They need to sell the lot but has issues with the structure that is built on the lot. The structure is encroaching on the greenbelt & does not meet setbacks.

If lot is sold to a family member, Nothing has to be done. If the lot is sold outside the family these issues have to be fixed.

Discussion, with members and board, on what needs to be done. It was suggested that they contact Morgan county zoning and planning department first.

Vicki Peska Lot 46-47, 70

Requesting lot clean up on a few lots she has noticed that needs clean up. She also had questions on the port a-pottys and where they were charged to. Pam stated she was working on it. Vicki also stated there was a trailer sitting on the greenbelt by Steve Harts place with expired plates. She wanted to know if anything will be done about it & if the fence will be put back up. Brad

stated that he will look into it. Vicki requested, for a second time, that the minutes be posted on the web site. Chuck stated he will talk to Jimmy L about getting it done and Brad stated he will follow up with him also.

Carol Baber 125-127

She was wondering if Waste Management could change out the dumpsters. Stated they were smelling really bad and were dirty. Chuck stated that he will have Brad talk to them and see what they can do.

Glenn Deiker lot 109-110

Glenn had questions about the fence that was put up on lot 102 & 103. It was stated that it is a hazard & there were a few accidents & near misses this past weekend due to the fact that you can't see around it. Chuck stated that he has a complaint filed with Morgan County zoning. It was brought up, that the Papers were filed with the board after the fence was put up. Chuck has told the property owner that the fence has to be taken down to 4 feet in the front. We are waiting to hear back from the county.

Officers reports

Treasure Report:

Pam stated she is having a hard time with addresses. People are moving in and not giving contact information. Requesting help from members, maybe get a welcome package in place for new owners. Late fees are being taken care of. Profit & loss and balance sheet distributed. See attached.

Motion to accept minutes as written & not read. Jim makes motion. Bob W seconds motion. Motion accepted.

Director of Maintenance:

Back flow certs are due in October. He has already scheduled for that. He has been working on the moles but requesting help with spotting them. He is also trying to get 3 bids to fix the ladder into the canal. He has already replaced the gate that was missing. Disco ball needs bulbs replaced.

Water test has been done on our water. Results have come back and our water came back excellent. See attached report. Roads will be graded this

month. 2 projects Brad wants to do. Permanent shade structure for mussel inspectors and a shade structure in the playground. Pam suggested a light for the playground and the mail boxes. Brad will look into the cost. Also want to put up another shed (10 x 12) up next to the club house. \$3350 delivered
Discussion on the placement of shed.

3 pick-nick tables were damaged valued at \$119.00 each. Brad is working on replacing them.

Director at Large

Jim will send out the vault letters for the remaining year. He also got 2 new lot owners to install back flow devices on their hose systems.

Bob discussed how to get updated addresses from the property owners.

Chuck discussed with members what to do with the leftover T-shirts from fun-day. Stated we should give them away.

Eve Alloway was voted to run our Halloween party.

By laws committee needs a charter from each committee to be added to the new bylaws. Chuck stated this is coming from our lawyers. And they also suggested we put something in there about reserve money & what to do with it.

Motion to adjourn made by Bob W Second by Pam & Vanessa passed.

Meeting ended 10:56 am