

**JACKSON LAKE PROPERTY OWNERS  
ANNUAL MEETING MINUTES  
January 24, 2015**

**Meeting Called to Order – WELCOME:**

The meeting was called to order at 10:00 a.m. Nathan Valdez, President, welcomed everyone to the Jackson Lake Property Owners Association Annual Meeting.

**Quorum Call:**

The Audit Committee confirmed that we had 118 in person property owners registered to vote, and 71 property owners by proxy for a total of 189 lots (54%) represented. This constituted a quorum as per the guidelines below.

**Amended and restated Bylaws: Article 4, Meetings of Members, Section 4.5, Quorum of Members:** *The presence of Owners eligible to cast 25% of the total votes in the Association at any meeting, in person or by proxy, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration and these Bylaws.*

**Roll Call:**

President	Nathan Valdez
Vice President	Ronda Slogar
Secretary	Mary Fleming
Treasurer	Jimmy Lehnerz
Maintenance Director	Danny Hoff
Director at Large	Dale Johnson
Director at Large	Steve Hart

**Notice of Meeting:**

In accordance with the JLPOA Bylaws and SB-100 Policies (adopted on 12-16-05 by the Board), a Notice of the Annual Meeting was sent in December of 2014 to all current owners from the list on file at the Association office.

**JLPOA Bylaws, Article 4. Section 4.3. Notice of Meetings.** *Notice of each meeting of the Members shall be physically posted in a conspicuous place if feasible and practicable. Written notice of each meeting of Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of the notice, postage prepaid, or by personal delivery, at least 30 days before, but not more than 50 days before the meeting to each Member entitled to vote, addressed to the Member's address last appearing on the books of the Association, or supplied by a Member to the Association for the purpose of notice. The notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting. No matters shall be heard nor action adopted at a special meeting except as stated or allowed in the notice.*

**The Board of Directors adopted seven (7) SB-100 Policies on 12-16-05.**

Policy: Operation of Owner and Board Meetings.

1. **Owner Meetings:** Meetings of the Owners of the Association shall be called pursuant to the Bylaws of the Association.

(a) **Notice.**

(1) ***In addition to any notice required in the Bylaws, notice of any meetings of the Owners shall be conspicuously posted at the community clubhouse at least 30 days prior to each such meeting, or as may otherwise be required by Colorado Law.***

(2) ***The Association shall also post notice on its website of all meetings. Such notice shall be posted 30 days prior to such meeting.***

**Open Owner Forum:**

All Owners who signed in were recognized to speak. In accordance with the SB-100 policy, owners were limited to three minutes to address the association.

- There were no owners signed in to speak to the Association.

## **Education – Guest Speaker:**

Bill Short with Hindman Sanchez was invited to the meeting to provide legal education and answer questions from the property owners. He welcomed everyone to the meeting and offered congrats to the number of owners represented at the meeting. He encouraged owners to use their voice to help the Board fulfill the owner's needs. Further, he recognized and thanked the Board and committee members for volunteering their time to the Association.

He explained that our Covenants and Bylaws were created as guidelines for the Association and the importance in following these guidelines. The Lawfirm of Hindman Sanchez is available to assist our Association in interpreting our Bylaws and Covenants; and is available for consultation/advice.

In closing, he encouraged everyone to visit the Hindman Sanchez website.

## **Approval of Minutes:**

A motion was made to dispense with reading of the minutes and Wanda Loney, Lots 328-329 made a motion to accept the minutes as presented. The motion was seconded by Peggy Johnson, Lots 1-4. Minutes from the 2014 Annual Meeting were unanimously approved as written by the membership. Motion passed.

## **Officer Reports:**

### **President's Report**

Nathan Valdez thanked everyone for their support of the Board; and shared that it had been a learning opportunity for him being new in his role. He mentioned that it took about six months to come up to speed. He thanked the 2014 Board for all their help throughout the year working on a very slim budget. He encouraged everyone to take an active role in the Association by signing up for a Committee or running for a Board position.

### **Treasurer Report**

Jimmy Lehnerz explained that this year had been a learning experience as Treasurer and thanked Michael Bates and Steve Journey for assisting him. He reviewed the financials as presented in the packet to all owners in attendance.

- Mr. Roseman, Lot 6, asked if the Treasurer could provide financials comparing 2013 and 2014 financials. Those reports were not available at the time of the meeting.
- Ms. Baber, Lot 125-127, requested the amount in "outstanding dues". The amount in outstanding dues was reported as \$2,638.50.

Larry Fleming, Lots 61-63, made a motion to approve the Treasurer's report as presented. Pete Ablanczy, Lots 52 and 60 seconded the motion. Report approved unanimously by the membership as presented. Motion passed.

### **Maintenance Report**

Danny Hoff mentioned that a break in the water line near #349 was repaired by Hodapp last week. He had no additional information to report.

### **Directors at Large:**

Dale Johnson stressed the importance of having our vaults/holding tanks re-certified with the Health Department every four years. It is imperative that we remain on good terms with the Health Department. Dale kept the list of property owners, with vaults due to be certified, up-to-date throughout the year and sent notices in advance to assist property owners in their compliance. A list of homeowners due to re-certify is listed on the JLPOA website.

## **Reports by Committee:**

### **Audit Committee:**

- Mary Tjarks read the Audit Committee report as presented in the packet to all owners in attendance.

**Budget Committee:**

- Margaret Journey reported that the Committee met on October 11 and prepared the budget for 2015. A copy of this report is included in the packet for this meeting.
- The Committee recommends that dues be approved at \$31/lot/month.
  - The Committee developed a few recommendations which will be presented to the new 2015 Board.
    - If our budget were to be approved in March following the Annual meeting, a change in our Covenants would be required.
    - Discuss charging for advertising on the website.
    - Monitor vendors – quality of mosquito spray and contractor bids (lawn mowing)

Mary Tjarks asked why money was not set aside for accounting vendor expense. Margaret responded that money had been placed in a reserve account for bookkeeping services depending on what the new Board chooses to do.

**Clubhouse Committee:**

- Janice Hueske stated that she did not have a report as she had not been contacted to participate on this committee.

**Entertainment Committee:**

- Nathan Valdez encouraged property owners to sign up for this committee next year.

**Fun Day Committee:**

- Lara Lehnerz stated that the Fun Day was very successful and fun for the kiddos complete with many new games and a bouncy house. She thanked all the kiddos, committee members and volunteers.

**Golf Cart Parade Committee:**

- Jan Hueske reported that she made several changes to the Golf Cart Parade and it was a huge success. Trophies and awards were given in several categories. All kids that participated received a medal. The ice cream social followed the parade. Everyone had a lot of fun and the Committee stayed within their Budget.

**Horseshoe Committee:**

- Chuck Hickson Jr. reported money raised went to the Scholarship Fund. Last year \$7,000 went to this fund.

**Website Committee:**

- Steve Journey stated that if property owners would like to see something different on our website to shoot him an email. Pete Ablanczy asked if he could post all governing documents and audit committee standards to the website. Mary Tjarks requested that financial standards be posted for the Board in 2015. Jimmy Lehnerz complimented Steve for keeping the website up-to-date.

**Water and Sewer Committee:**

- Chuck Hickson stated that no work was done on this Committee in 2014 as he was told he would have a Board representative assigned to the committee and a meeting would be scheduled in April. As Chairman of the Committee, Chuck did not schedule a meeting for this committee in 2014. He stated that he intends to take action in 2015 and plans to check all water taps on July 4<sup>th</sup>.

## **Open Owner Forum Recommendations and Questions for Discussion**

### **1. *What is our plan for the water reserves that have been put aside?***

Board President, Nathan, opened the floor for comments and opinions on this topic. Various comments were shared which included:

- Chuck Hickson – The water lines are made of thin plastic. 40 years old and starting to break. In his opinion, we need to replace all lines throughout the park. Setting money aside so no special assessment like the electricity. He stated that cost estimates for this project would be \$250K.
- Questions were raised about Engineering reports?
- Pete Ablanczy mentioned that we can set aside reasonable reserves without these reserves becoming taxable as long as we can justify this action. He recommends a water study for a new water system and a written plan of action to justify the necessary expenses/reserves to set aside. He asked if anyone knows what is truly available to us in the way of water.
- Glenn Deiker stated that a meeting was held with Quality Water and they supported Hodapp's plan. He stated that we must work with Quality Water. Glenn shared additional data. He asked what we were hoping to achieve? Volume or pressure? He stated that we may need new water lines but we may not have any better water pressure. He stated that we should pay for the plan/design that Dave Hodapp created and was approved by Quality Water if he does not get the bid.

In the essence of time, the open discussion was brought to a close.

### **2. *Is it time for Jackson Lake Village to consider quiet time throughout the park?***

- By a show of hands, it was about 50/50 for quiet time in the park.

## **Election of Officers:-**

*As we did last year, we will not require a secret ballot for unopposed election of officers unless there is an objection by a property owner.*

### **Procedure for Elections:**

1. *Nomination*
2. *Acceptance by the Nominee*
3. *Closing of Nominations*
4. *Ballot Count Completed by the Audit Committee*
5. *Results*

### ***Nomination for President:***

Jan Hueske	Lots 273,274,314	Nominates Chuck Hickson, Sr.
Wanda Loney	Lots 328-329	Seconds the Nomination
Karen Spears	Lots 196-197	Nominates Nathan Valdez
		Nathan Declines Nomination
Rueben Valdez	Lots 215-217	Motion to Close Nominations

Candidate for President ran unopposed, a raise of hands indicated support for Chuck Hickson, Sr. as President, and he was voted in for the new term.

### ***Nomination for Vice-President:***

Chuck Hickson, Sr.	Lots 319-320	Nominates Jimmy Lehnerz
Dave Hodapp	Lots 244-246	Seconds the Nomination
Wanda Loney	Lots 328-329	Motion to Close Nominations

Candidate for Vice-President ran unopposed, a raise of hands indicated support for Jimmy Lehnerz as Vice-President, and he was voted in for the new term.

***Nomination for Secretary:***

Chuck Hickson, Sr.	Lots 319-320	Nominates Wanda Loney
Chuck Hickson, Jr.	Lots 302-303	Seconds the Nomination
Shari Coburn	Lots 325-326	Motion to Close Nominations

Candidate for Secretary ran unopposed, a raise of hands indicated support for Wanda Loney as Secretary, and she was voted in for the new term.

***Nomination for Treasurer:***

Wanda Loney	Lots 328-329	Nominates Mary Tjarks
Sandy Vanek	Lot 247-249	Seconds the Nomination
Rueben Valdez	Lots 215-217	Motion to Close Nominations

Candidate for Treasurer ran unopposed, a raise of hands indicated support for Mary Tjarks as Treasurer, and she was voted in for the new term.

***Nomination for Maintenance:***

Wanda Loney	Lots 328-329	Nominated Dave Hodapp
		Dave Hodapp Declined the Nomination
Deb Hickson	Lots 319-320	Nominated Chuck Hickson Jr.
Brad Hueske	Lots 273,274,314	Seconded the Nomination
Wanda Loney	Lot 328-329	Motion to Close Nominations

Candidate for Maintenance ran unopposed, a raise of hands indicated support for Chuck Hickson, Jr. as Maintenance, and he was voted in for the new term.

***Nomination for Directors at Large:***

Chuck Hickson, Sr.	Lots 319-320	Nominated Mark Loney
Wanda Loney	Lots 328-329	Seconded the Nomination
Jimmy Lehnerz	Lots 309-311	Nominated Brad Hueske
Steve Journey	Lots 82-83	Seconded the Nomination
Larry Fleming	Lots 61-63	Motion to Close Nominations

Candidates for Directors at Large ran unopposed, a raise of hands indicated support for Mark Loney and Brad Hueske as Directors at Large, and they were voted in for the new term.

**Ballot Issues:**

No ballot issues were requested or presented at this meeting.

**Acceptance of the 2015 Audit Committee**

Mary Fleming, Lots  
Vicki Peska, Lots  
Peggy Johnson, Lots  
Nancy Lehnerz, Lots

Sandy Vanek, Lots 247-249, made a motion to accept the above list of Volunteers for the 2015 Audit Committee. Pete Ablanczy, Lots 52,60 seconded the motion. Motion carried.

**Closing Statements and Meeting Adjournment**

A motion was made to close the meeting by Steve Hart, Lots 91-92 and seconded by Wanda Loney, Lots 328-329. Approved unanimously by the membership. Motion passed. The meeting was adjourned at 11:50 a.m.

Respectfully submitted,  
Mary Fleming, JLPOA Secretary for 2014