

**JACKSON LAKE PROPERTY OWNERS  
ASSOCIATION**

**BOARD OF DIRECTORS MEETING  
February 19, 2011**

**AGENDA**

**Thank You and Introduction of Boards**

Retirement of 2010 Board of Directors  
Introduction of the 2011 Board of Directors

President: Glenn Deiker  
Vice Pres: Chris Barnhill  
Secretary: Michele Kestel  
Treasurer: Steve Journey

Maintenance Dir.: Danny Hoff  
Dir. at Large: Paul Adams  
Dir. at Large: Dale Johnson

**In Attendance**

Glenn Deiker  
Paul Adams  
Steve Journey  
Danny Hoff  
Michele Kestel

**Absent**

Chris Barnhill  
Dale Johnson

**Meeting Called to Order**

The meeting was called to order at 10:05 AM

**Open Owner Forum**

Greg Gentleman, Lot 142, stated that the hydrant is frozen in front of their property but not in the cul-de-sac. The properties on either side of them also have no water. Dave Hodapp said that water line should be lowered and he and Glenn will take a look at it.

Steve reported that the meter he talked about last year where water does not go through has been checked by Quality Water and is okay.

**Approval of January 22, 2011 Annual Meeting Minutes**

The minutes were approved as written, seconded and passed.

## **Treasurers Report**

Steve stated that the checking account balance is \$50,533.33 with three deposits made in January. The Aging Summary shows \$10,418.00 in arrears. Seventy-eight lot owners involved in delinquent dues. Steve will send out late notices next week. Small claims court is a consideration for large delinquent accounts. Leans are filed on property after 120 days

Steve proposed taking credit cards for dues payment through the web site. This process has been set-up using PayPal with a charge to the association of \$1.17/\$30.00 fee. It is anticipated that late charges will pay the PayPal fee.

***Steve made a motion to accept credit card payments on the web site. Paul seconded the motion. There was no discussion for or against.***

***Motion approved.***

Steve suggested changing the delinquent period from 30 days past due to 15 days past due and charge a late fee. In the past interest fees were charged to delinquent accounts. After 90 days delinquent, a notice is sent from the attorney with an invoice for \$100.00. After 120 days the attorney is directed to place a lien on the property.

***Steve made a Motion to take away the interest fee and change to a late fee of \$15.00 on past due accounts after the 15<sup>th</sup> of the month. Glenn seconded the motion. There was no discussion for or against.***

***Motion approved.***

Steve said that we can use Hindman Sanchez as a collection agency if necessary. They charge 30% to the customer. We wait for 90 days and pay \$100.00 to set up an account and they send the letters.

Steve talked to the attorneys about a question raised at the Annual Meeting by Mary Tjarks, regarding the amount of money in a reserve account for a non-profit organization before it raises a red flag to the IRS. We were advised the balance in our reserve account is fine.

Some concern was raised about instillation of the fiber optic telephone and internet lines. As a board we will maintain control.

## **Old Business**

Steve reported that back flow preventers were installed in April, 2010. Quality Water requests that back flow preventers be inspected annually. Therefore the

annual inspection date will be in April. Danny will schedule.

### **New Business**

To bring the newsletter up to speed, Steve and Paul will develop the content. The board will have the opportunity to look at the newsletter before it is sent out. Brad Jackson at the State Park is interested in submitting an information article for the newsletter.

Steve presented a master calendar for the year showing six issues of newsletters that will contain information and reminder dates such as water turn on and off dates, dumpster roll-off date of May 14, 2011 for property cleanup, weed patrol on April 30, 2011 with regular follow-up re-inspections and manifold inspections. The audit committee will perform four audits this year which will be done quarterly.

*Advertising in general:* Steve suggested that all ads be business card size with one fee of \$40.00 which includes web site advertising. Steve also said another option is an advertising directory to conserve space in the newsletter referring readers to the web site for more detailed information. This may reduce the price from \$40.00. The first newsletter will be mailed the first week in March. The advertising money traditionally goes toward Fun Day.

The vault certification information was not correct as printed in the last newsletter. There are two property owners not in compliance with certification and Steve has sent letters. If they do not respond to the letters the vault certification will be obtained and the property owners billed. A corrected list will go out in the first newsletter.

*Golf cart/MRV registration:* The board has decided that insurance coverage on a MRV is up to the lot owner and the lot owner will accept liability. There will be a requirement to have the lot number displayed on the golf cart/MRV for identification purposes.

***Paul made a motion to eliminate the insurance requirement only and that the first line of the rule is changed to read "all MRVs should display lot numbers." Danny seconded.***

Conversation for or against: Marv Peska and Mike Linton asked if Golf cart/MRV registration was a rule or a bylaw. It was determined that registration is a rule. Concern was expressed about guests that bring their MRVs in the village for temporary use. It is the expectation that the property owner supply a temporary placard with their lot number on the MRV. Ruben Valdez suggested the association hire a Management Company to enforce all rules.

*SB100 states that if a motion is made the board cannot vote on it unless we ask property owners present if they want discussion for or against.*

***Motion approved.***

*Mussel Inspections:* Brad Jackson, Colorado States Parks, will start classes in mid April. Mike Linton will type up a proposal to cover the same days for inspection, have 4 inspectors, stay with the same hours and have some volunteers within the park to fill in. The suggestion was made to advertise on the web site and in the newsletter for inspectors, to get the word out in the local community. Suggestions were made to increased the pay slightly and go back to using stickers.

Break at 11:10 AM

Reconvened at 11:20 AM

Steve stressed the importance of reviewing insurance yearly to check for adequate coverage. We have three different insurance carriers for workman's comp., directors and officer's liability and liability coverage on roads, boat ramps, etc. He will get together with people who have past experience such as the old audit committee, past presidents, etc. Glenn will contact Brenda Tate.

*Roads:* Danny will talk to David Baugh about grading roads.

*Beach Committee:* The west shore beach seems to be holding so far.

*Treatment Plant:* The paint is still peeling - everything else is good.

*Enviropest:* We will continue to have mosquito spraying twice a month and scheduled right before holidays. Ruben Valdez asked what kind of chemical they were using and does it have a long lasting residual. Danny will ask them to send information on the type of chemical they are using.

*Committees:* Paul suggests committee reports for the newsletter. Maria Dieker will set dates for the golf cart parade and ice cream social to publish.

The Water Committee needs to be activated. Dave Hodapp will set-up a meeting.

The Clubhouse Committee consists of Steve Journey, Dale Johnson and Danny Hoff. They will meet and gather ideas before the next board meeting.

Ruben Valdez having the same dog problems. Suggests a management company to control and fine the owners. Letters will be sent to lot owners #256-257 and #227-228 about dog problems. Ruben was asked to develop a proposal on hiring a management company to present to the board in October for review

and advisement.

*Mowing:* Danny is getting bids.

**ACTION ITEMS:**

1. Rules will be reviewed for dog control and fines.

**Next Meeting**

Saturday, March 12, 2011 at 10:00 AM

**Adjournment**

The meeting was adjourned at 1:10 PM

Respectively submitted:

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Michele Kestel  
Secretary