

# Jackson Lake Property Owners Association

## Board of Directors Meeting November 8, 2014

### MINUTES

#### Meeting Called to Order

The meeting was called to order at 9:00 a.m.

#### **In Attendance:**

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

#### **Absent:**

Treasurer: Jimmy Lehnerz, Jr.

#### Open Owner Forum

- Don Koch, Lots 133-134, asked if someone could check the lights outside the clubhouse and cover the air conditioner for the winter.
- James Oeleis, Lot 179, submitted drawings for placing a trailer on his lot to the Board for their review.
- Wanda Loney, Lots 328-329, reported that a fence was leaning near her lots as if someone had hit it with a car.

#### Approval of October, 2014 Minutes

October minutes were submitted to our legal counsel for review. Once the October minutes are returned to Mary, she will submit to the Board via email for their approval.

**Amendment:** October minutes were approved by the Board via email and presented to Jimmy for upload to the website on December 4, 2014

Logistics of the Annual Meeting were discussed. Deadlines and guidelines for the meeting notice via the newsletter were reviewed (at least 30 days before the meeting but not more than 50 days). Nathan stated the Newsletter would be delivered to all lot owners within these guidelines.

## **Treasurer Report**

No financials were presented, reviewed or approved.

**Amendment:** The Financials were sent via email to the Board by the Treasurer on November 2, 2014. While they were not presented, reviewed or approved during the Board meeting, the financials will be approved as part of the November minutes. The monthly account balances effective October 31, 2014 were as follows:

Pay Pal Account:	\$ 6862.20
General Fund:	\$45002.75
Money Market:	\$80971.26
CDx 4848:	\$ 5854.10
CDx 5833:	\$11104.36
CDx 5834:	\$11366.85
CDx 5835:	\$11366.85

## **Budget Committee Report**

Chairperson, Margaret Journey explained that the original budget numbers supported the recommendation to keep monthly dues at \$31/lot in 2015. However, after the Budget meeting, the committee found a \$1,000 item that was not included in the original estimate. The Committee presented three options for the Board to consider. There were:

- 1) Raise the monthly dues to \$32/lot to cover the additional \$1,000.
- 2) Reduce the contingency fund by \$1,000 which may leave the 2015 Board with a tight budget.
- 3) Reduce the water system and playground reserve by \$500 each for a total of \$1,000 adjustment. The playground reserve would decrease from \$3,000 to \$2,500 and the water reserve fund would decrease from \$8,400 to \$7,900.

**Nathan made a motion that the Budget be approved with Option #3 to maintain the original estimate for monthly dues at \$31/lot. Steve seconded the motion. The Budget for 2015 was approved.**

Discussion following the Budget approval:

- Carol Baber asked why the Board continues to set monies aside for the water fund. Margaret explained that representatives from the Water Committee presented justification for these monies at the Budget Committee meeting. The Water committee plans to start looking at taps in July, 2015.
- Pete Ablanczy recommended that the Water Committee develop a plan of action with a supporting budget plan; as we run the risk of an IRS audit asking for justification for the Association setting large sums of money aside without paying taxes on these monies. Steve and Nathan agreed that it was an excellent suggestion that the Committee present a project plan, timeline, and an attached budget to include proper testing and an Engineer's report.

### **Maintenance Director Report (Danny Hoff)**

- H&R Plumbing has not been paid for conducting a backflow inspection for Quality Water. Nathan stated that a check would be sent out today.
- Trash pickup will go to the bi-weekly schedule effective October 8.
- A red 4-wheeler has been observed tearing up the roads. Appropriate actions will be taken.
- Question: Cleaning of the clubhouse – hourly employee or contract employee? Liability insurance or workers compensation insurance?
- Question: Is there any liability when tenants clean the common greenbelt areas? Nathan stated that when guests of homeowners attend our dances, they are not covered by our owner's liability insurance. Nathan will follow up in this regard.

### **Directors at Large Report (Steve Hart)**

- No report at this time.

### **Directors at Large Report (Dale Johnson)**

- Dale reported that all water pits are dry at this time.
- Mary will send out 3) courtesy letters for vault recertifications as per Dale.
- Nathan requested a list of vault owners due for recertification.

### **Vice-President Report (Ronda Slogar)**

- No report at this time.

### **President Report**

- A letter was acknowledged as received by the Board from Donna Ohri regarding the Clubhouse upgrades.
- All homeowners are encouraged to take advantage of the extended weekly trash pickup and complete their fall lot cleanup (raking leaves, etc).
- Board members are encouraged to stay after the meeting to work on the Newsletter.
- Annual Meeting – Suggestions for Questions and Discussion for Annual Meeting
  - Water and Sewer Committee – Future plans and action steps
  - Nuisance and Noise Committee

### **djournalment**

A motion was made by Danny to adjourn the meeting. Ronda seconded the motion. The meeting was adjourned at 9:40 a.m.

Respectfully submitted:

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Mary Fleming  
Secretary