

Jackson Lake Property Owners Association

25402 County Rd 3, Weldona, CO 80653

November 10, 2018

Board Executive Meeting held from 8a to 9a to set agenda

Executive meeting held 8a to 8:50a for agenda setting.

Monthly Meeting Called to Order at 9:10 am

Board Members in Attendance:

President –	Danny Hoff	Maintenance	Marvin Peska
Vice- President -	Bob Butts	Treasurer	Teddi Davis
Secretary	Sheryl Illig	1 st Director at Large	Jim Jacobsen
		2 nd Director at Large	Steve Hart

Minutes

Minutes were approved for October

Treasurer Report

Budget committee sent proposed budget for 2019 with HOA dues to go to \$39 from \$33 a month. Margaret Journey stated that due to increase in utilities and repairs along canal wall, maintenance on the greenbelt and other misc. items, the dues needed to be increased. Peter Balansky – member of budget committee spent a lot of time on the budget. 2 items to be considered increase not as big as appears. Last year it was supposed to be \$35, but had an overage in the budget, so it lowered it to \$33. Last year we got a \$12,400 Capital Credit windfall, which was the reason for dues being lowered to \$33 from \$35. In 2019, it is projected to be \$8,200 primarily from the Capital Credit windfall. Every member paid it in, so it should go back into the HOA dues, if it is received at the end of 2018, this will lower the dues from \$39 to \$37. If we only get the \$2,000 it will have to be \$39, to cover all the costs. Budget meeting must be held with the property owners & budget can be vetoed. It will take 51% of the votes to veto the budget. It must be within 30 days. They must be present or by proxy. Revise the recommendation from \$39 to \$37 from the electrical windfall. The board must approve and this will be published with the annual meeting for approval by the owners. If it's vetoed, it will revert to the old budget.

Motion to approve the Proposed budget was made to approve by Jim Jacobson and seconded by Steve Hart. All approved. Now the board can accept the dues at \$37. Motion made by Teddi Davis and seconded by Steve Hart. All carried. Budget is \$37, with owners have the right to veto this at annual meeting.

Old Business

A lot of history regarding the public area and private area around Lot 199. Maybe not in the minutes. Looking for history about relations regarding this area. They are citing reverse condemnation which is an 18 year standing situation that if it goes back 18 years of history they can claim it with a reverse condemnation. They have sent a letter to the association, but they don't get into any of the information of this situation. We need to get anything; pertinent conversations or anything that would help regarding this situation. Both attorneys are going to be addressing this issue.

Danny made the motion to adjourn it was seconded by Steve Hart and everyone approved.

Meeting Adjourned at 9:51 am