

JLPOA board meeting March 11, 2017
Board Meeting called to order at 10:01 am

Roll Call:

Bob Worthman- President
Danny Hoff- Vice President
Pam Lehman-Treasurer
Vanessa Worthman -Secretary
Gene Alloway -Director of maintenance
Jim Jacobsen-1st director at large
Bob Butts – 2nd director at large

Meeting starts with Bob announcing change of format for future meeting. Open forum will now be under new business.

Motion to accept minutes of February meeting, printed but not read.
Motion made by Jim J 2nd by Danny H, No discussion by members, motion approved.

Presidents Report:

Bob talked to the attorney about updating the covenants. They are looking into in and will get back to him. He asks members to sign up for the covenants committee and architectural committee. Bob also announced that we will need volunteers and are looking to hire mussel inspectors. Class will be sometime in April. Question on covenants drafts: Drafts can be posted on website but final copy must be mailed out. Discussion on Facebook page and which one we will be using. Proper Face book page is JacksonLake Board which will be used moving forward. Discussion on looking into getting an Ice Machine. Brad Huske brings up contract with Peggy and what we are allowed to sell. Bob states he will get with Brad Jackson and

see what is allowed. Also Bob will contact Peggy & see if she has a copy of the agreement.

Vice President report:

Mosquito guy will be back to sign contract. Cards on back table if owners want their lots sprayed. \$2,100.00 cheaper then last year for the same spray. Jackson Lake is also changing over to this company.

Bob stated he forgot to mention that on the back table there is also copies of the payments he made to Morgan county and copies of the paperwork to start his variance request. There is also copy of the e-mail with date that he is supposed to go in front of the commission.

Treasures report:

Profit and loss and the balance sheets have been distributed. Everything looks good. Vault pumping was put in wrong place but Pam fixed it. Pam questions membership on why we are using a bank in Fort Morgan and not the closer one in Wiggins. Danny Hoff stated that they are the only bank that will give us loans & Jimmy Lehnerz stated they had better CD rates. States she has a note that the Bloomsy is in the works but stated hopefully not today in the rain. Glen Dieker stated we need to update the records at the bank. Past board members don't automatically come off. We need to do it every cycle. Admin position has been posted. Pam has only received 1 application so far. She is waiting to get it posted on the web site. Once it is posted on the website & everyone has a chance to apply, she will be moving on it. Chuck Hickson asked Pam, how many people are behind on their dues & if they are being charged late fees. Pam answered, we only have a handful of late ones & she is

charging the appropriate late fees to their accounts. Bob W makes motion to accept Pam's Financial report, 2nd by Jim J, No discussion. Motion passed.

Maintenance Report:

Gene has nothing new to report. States he will get with Scott Seibold about dog poop stations. Brad Huske states that dirt 8-11's (dirt report) are due on the 31st. Brad states he will get with Gene to walk him through it.

At Large report:

Letters for March have gone out and he has received responses. April letters will be going out in the next week. Lots of questions on the check or float valve. Jim stated he has printed out the information on it. States in our by laws architectural committee needs to be created with a minimum of 5 members. Sign up sheet is in the back & he has a rundown of what the responsibilities of the committee are. Bob stated once the committee is up and running Dustin Heid, for Morgan county planning and zoning, will meet with the committee to go over all the rules and regulations. We will also be talking to Morgan county about setbacks and trying to get them changed.

Bob Butts: Kudos to Gene on getting the locks changed and fixing and cleaning up various things around the park. He is doing a great job.

Bob announced that we have extra tables that are available for green belts only.

New Business:

Chuck Hickson Lot 319-320: Stated there was a fence built on the greenbelt on lot 340 and on Lot 341 there is a fence running into the water with a no trespassing sign on it. He also claims there are numerous places with fences and gates blocking the accesses to various greenbelts. He also Questioned the 30 days for Bobs Variances. Bob responded with the legal definition of opportunity to cure.

Jeff and Amy Higgins Lot 281: They are looking to build and asking for guidance on the proper procedure to move forward. They will be getting with Jim J for the paperwork.

Paul Adams gave a report on the status of our website and when it will be up and running. He answered questions from attending members. Paul thanks Scott Seibold for finding the new website person for us.

Fred Peterson Lot 177: Had questions on building also. He will get with Jim J after the meeting.

Jeff Cook lot 154 & 155: Advised he has nothing to say. Questions had been answered.

Jason Greene had questions on why we had to have an architectural committee. He was advised it was in our covenants and by-laws that we had to have one.

Bob announced we are looking for someone to clean the clubhouse. Advised we are looking for 3 bids and to please contact someone on

the board if they are interested.

Paul A asks if there ever was a motion made to have Vanessa serve on the board as secretary at the last meeting? The answer was no.

Jimmy Lehenrz then asks for a letter from the attorney stating that having Bob and Vanessa Serve on the board was legal. Glen asks the cost of the last legal letter that was generated by the lawyer. He was advised the cost was in excess of \$600.00. Jimmy then stated that it shouldn't cost the membership anything & that the cost should be charged back to Bob. Membership requests no additional money be spent, the subject should be closed, and that we move on.

Danny Hoff advised that we need to send out cleanup letters to lots 227 & 228.

Motion to keep Vanessa as Secretary Motion made by Pam L, 2nd by Bob B

Motion to adjourn 10:52 Motion made by Danny H, 2nd by Pam L