

**Jackson Lake Property Owners Association  
Annual Meeting  
January 12, 2019**

**Meeting called to order at: 10:00 (Approximate)**

**Audit committee confirmed that we had 117 in person and 75 by proxy for a total of 192.**

**Roll Call:**

Danny Hoff – President

Teddi Davis – Treasure

Marvin Peska – Director of Maintenance

Steve Hart – 2<sup>nd</sup> Director at Large

Bob Butts – Vice President

Sheryl Illig - Secretary

Jim Jacobson – 1<sup>st</sup> Director at large

**Budget Committee – Margaret Journey**

November board meeting, we received a \$12,500 check from REA. That money will be used to offset budget expenses. This will make the dues change to \$37. Budget increases were: clubhouse repairs/improvement; mosquito spray; road repair; tree trimming; all the utilities went up (electricity up by \$1500; trash \$5000; water \$4000) due to being more expensive. Reserve funds will be funded.

Bylaw issue - 2017 states reserved funds for designated purposes, but there's no designated purpose listed for reserve funds. Budget meeting may be moved up to September, given to the board for objections then published for everyone review and comments. Budget meetings are open to all owners.

**Jimmy Lehnerz Lots 309/310/311** – Reserve fund purpose, when it was voted for water reserve, wasn't that the purpose? Shouldn't it go for anything to go for water? Are there minutes we can go back to review? *Response: There would be people that would disagree. It needs to be spelled out. Yes, this should be in in the minutes. It only says "water system"*

**Carrie Flemming Lots 61/62/63** - Thank you Margaret for staying on the budget committee – Round of applause.

**Audit Committee – Jessica Linton** – There have been some changes in our bylaws for a quorum. Present openers eligibility is 25% of the total votes in person or proxy which equaled 88. To veto budget requires 51% of total votes of 179, there are 192 here, so we can vote on budget. Last Audit Committee Meeting – Although payments were received, no deposits in October due to opening of association bookkeeper; With help from Teddi and other board members Oct/Nov/Dec was caught up. Teddi purchased a new printer and computer that was budgeted for the last 2 years. System has been updated and the equipment was recycled. Teddi emailed and called to insure all late fees were paid so eligibility was higher than normal. Do to demands, assets are not on the balance sheet but being worked on. Payroll is automated with quarterly taxes are automatic via Quickbook. We now have computer printed check with stubs generated directly from Quickbooks with great tracking. Paypal issue was resolved in October. Paypal can no longer be used. Quickbook was placed on the cloud so it can be accessed remotely and have updates in real time, which will help with tracking payments. If you are too late, interest will be accessed on those late fees. This is in the bylaws, but never accessed. A third-party accounting firm reviewed the books it was determined all accounts in reserves are not being recorded properly, mistakes in returned earnings. It was discussed interviewing and possible replacement of Michael Bates. Unrestricted reserved fund was created in 2018, any profit is for maintenance per our bylaws. We implemented the \$75 for a the third party to go over our books, implement a sign out procedure for the heat press machine, recommend association get a contract for trash removal to lower

our rates and to meet with Accountant Michael Bates to ascertain why reserve accounts were set up as a liability and not as a Capital Reserve Account in the first place. Why done? By the board or his discretion?

**Steve Dyker Lot 110:** How are late fees set up? *Response: Dues are due on the 1<sup>st</sup> of the month but you have until the 20<sup>th</sup> to pay (grace period). If you miss the 20<sup>th</sup>, interest goes back to the 1<sup>st</sup> of the month and there's a \$15 late payment fee. Bill on the 25<sup>th</sup> the month before. We do not send physical copies of the invoice, but we do email for everyone that wants one. If you don't have an email, we will not mail you a statement. Email is a courtesy from the association.*

**Lori Joslin Lot 20** - In the past, we could make a payment a year in advance. I tried to do that and it wouldn't let me. *Response: You should be able to change the amounts in the invoice that you get after the 1<sup>st</sup> of the year to pay for the whole year. Since dues change, you can't prepay until the new year starts.*

**Brad Peterson Lot 177** - Who do we pay? *Response: You can pay online or physical check. A check can be placed in the box at the clubhouse still.*

**Pete Albanczy Lots 52/60:** Motion to approve audit report ; **Paul Adams Lot 79** – 2<sup>nd</sup> – APPROVED

### **Open Owners Forum:**

**Gary Davis Lot** Has put time and effort into the water. There are 2 problems, 1) source pressure is too low, with the elevation changes, high points will have lower pressure. We put in a system to raise the pressure 2) Pipe issue – source and works out. Pipe needs to be replaced at the source and worked out. We can evaluate how successful it is. The biggest issue is there is no documentation on pipe sizes. Heard they were too small, but it will continue to be worked on. If you know anything about the system, stop by and visit with me. Quality water came out and replaced the valve behind 79 and now we're over pressure. *Response: Let's bring this up with the new board.*

### **Ballet Issues:**

- **Volleyball Court** - Common area facilities – lawyers say we should add the volley ball court due to inventory and insurance
- **Notice of Violation** - In the past, we've allowed owners to have 30 days to respond to a violation they were notified of. (example: weeds) Morgan County rules are 10 days. We would like to move the JLPOA notification from 30 to 15 days.
- **Fire Pits** – All cover pits should be covered when unattended. We would like to add “and extinguished”
- **Trash/Dumpsters** – No construction materials from projects can be dumped in the dumpsters
- **Vehicles** – Currently each owner is allowed 1 inoperable vehicle. This would be changed to NO inoperable vehicle in excess of 45 days. This would be vehicles not licensed, no tags, no wheels, no insurance, hasn't been moved in 45 days. This would give the association the right to remove the vehicle after 45 days and after notification to the owner. (EXCLUDES BOATS, RVs REC VEHICLES)
- **Marijuana** – Like to change to: No owner of a lot can utilize their lot for the purpose of growing or distribution marijuana for commercial use or anything that violates Colorado law.
- **Committees** – Currently Bylaws say a committee is required to have 5 members. We would like to reduce this number to 2 members (Audit Committee taken out of Proposal) (RESTRICTED TO JUST ARCHITECTURAL COMMITTEE)

Ballots were set up set vote as a whole, not individuals. Due to proxy votes there were already handed in, these issues could not be separated. DID NOT PASS

10:59 – 10 min break to count the proxies

**Break @ 10:50**

**Nominations for the 2019 Board:**

**President:**

Nominates Jim Jacobson – Accepts ; Glenn Dyker, declines - Gary Davis Lot 260 – move to close; Vanessa Worthman lot 239/240 – 2<sup>nd</sup> – closed

**Vice President:**

Carol Barber nominates Gary Poppi Lot 120; John Rehimers Lot 241 nominates Gary Davis Lot 260- Accepted – Gary Poppi won the nomination

**Treasure:**

Teddi Davis Nominated – Accepted

**Secretary:**

Don Beason nominates Mary Flemming – Declined; No other nominations/volunteers  
Eva Alloway volunteers, nominated by Sue Butts for secretary  
Vicki Peska nominates Julie Beason – Declines

**Director of Maintenance:**

Steve Hart nominated Marv Peska

**1<sup>st</sup> Director at large:**

Kay Todd nominates Steve Hart – Declined; Don Beason nominates Gary Davis – Accepted; Pam Lehman nominated Ed Sand – Not present, but said he accepted – Votes: Gary 122 – Ed 65 – 5 no cast

**2<sup>nd</sup> Director at Large:**

Ed Sands Nominated – Marv Peska nominates Don Beason - Ed 65 – Don 116 – 10 no cast

Website was discussed – it's not user friendly. It may need to start over if it can't be figured out. There needs to be an official posting place for board business.

Jim Jacobson – New board members will be on the web site and in the newsletter so everyone will have access to their contact information.

Budget – Approved 18 votes to veto 62 no cast

Approve the Audit Committee: Vanessa Worthman, Bob Worthman, Carol Barber, Pam Scheif, Steve Sheif

Minutes from January 2018 Annual Meeting – Approved

Monthly meetings are the 2<sup>nd</sup> Saturday of every month at 9:00 AM

**Motion to adjourn:** Motion made by Steve Hart, Bob Worthman 2<sup>nd</sup>

**Meeting adjourned at 11:50**

**These minutes were transcribed from a recording; everything on the recording is listed**