



Jackson Lake Property Owners Association  
25402 County Rd 3  
Weldona, CO 80653

October 12<sup>th</sup>, 2019

**Board Members in Attendance:**

President	Jim Jacobsen	Maintenance	Marvin Peska
Vice President	Greg Poppie	Treasurer	Teddi Davis
Secretary	Eva Alloway	1 <sup>st</sup> Director at Large	Gary Davis
		2 <sup>nd</sup> Director at Large	Don Beason

## Minutes

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**905 AM**

**Meeting called to order by Jim Jacobsen**

Question as to August Meeting Minutes as to whether the minutes were approved - **Motioned and approved • Roll Call of Members • September Meeting Minutes - motioned and approved.**

**Vice President** – Nothing to report

**Secretary** – Nothing to report

**Treasurer** – Nothing to report

**Maintenance** – We will be talking about the roof and being closed up for the winter. The big dumpster is here this weekend. We had some dumpsters replaced we are now on a 2 week pick up. Hydrants need to be disconnected now if they haven't already.

**1<sup>st</sup> Director** – 29 vaults due between now and the end of the year. Some past due within the last couple of months, but we are keeping up on the vault inspections well. Pump guys will be contacted for an update.

**2<sup>nd</sup> Director** – Nothing to report

**Budget proposal** – Vote of the board to accept the budget as presented. It will be posted Sunday night on the web site until the next meeting for input from the homeowners. If there are any changes that need to be made it needs to be done in the next 30 days – motioned to accept as presented, 2<sup>nd</sup> approved. The budget committee has recommended \$1 a lot for dues and it's driven for water usage. Jim Jacobson wanted to thank everyone on that committee as they did a real good job

**Covenants proposed changes** presented at annual meeting are posted on the website. Teddi Davis – There are 7 items proposed: **1)** open fire safety requirements; **2)** private trash containers for construction debris from remodels; **3)** how long inoperable vehicle will be allowed or stored in an enclosed structure; **4)** how long uninhabitable mobile homes or unfunctional RVs will be allowed if not stored in an enclosed structure; **5)** Commercial marijuana distribution and growing in the community (Recommended by the lawyers to keep us in line with Colorado law. We need to pay attention to the water usage and we don't want to pay to subsidize a commercial operation. The meeting was almost unanimously supportive); **6)** set reasonable expectations by creating quiet time hours (Vast majority people mentioned being respectful of neighbors. At the meeting the majority of people said can't we just get a long. With the way it's written, while it establishing quiet hours, it doesn't mean total silence, it just means be respectful of your neighbors. So, we can't have it so loud that it's abusing everyone around them but we don't want to be a "retirement community"; **7)** establishes a 6-month rental period at Jackson Lake (There are a few thinking of doing VRBO, and having short term rentals of 2-3 days. This would be hard to regulate the rules). All items will be voted on at the annual meeting. We will

be prepared if there's one word that's causing an issue with any of these, it can be adjusted at the annual meeting to be able to move on.

**Rule changes** enacted by the board. They were announced last month, we are reiterating this month, voted on next month. **8)** architectural committee no less than 3 members, no more than 5; **9)** Defines and creates a repeat violation notice timeline (We have a new board every year. We have those that violate over and over. Currently they get sent a letter, they have 30 days to respond they can request a hearing, they get another 30 days till the hearing. If they don't like the decision, they have another 30 days to appeal. Fine schedule is at \$25, then \$50, then \$75 and it starts over the next year. For those that received a fine for a violation within 15 months, we don't want it be a shortened timeline so the fines are more significant to get people's attention and timeline is shortened for repeat offenders); **10)** establishes the age requirement of 12 to drive a golf cart without a golf cart unless they took the class then they can be 10. • It is a 40-page document. People asked for what was currently written, what's the proposed change, and what's the problem we're trying to solve. The summary from the input meeting was also included.

Roof for the club house and showers. This has been narrowed down to the Bold Brothers Roofing, which is a local company here at the lake. Bold Brothers were there to present samples, suggested F-wave shingle which is a thermal plastic. It's a pure plastic not made out of recyclable material. This shingle will be the best bet to withstand the harsh weather we have here at the Lake. Upgrade the venting system as there isn't any currently. Gutters will hopefully be done as well. Danny Hoff, Lot 232 – Do you feel this is better than the metal roof? Yes This is the sun's best friend as it will heal itself go back into place. The metal roof get hailed out causing little holes water can get into. Jim Jacobson- Talked to 5 different companies and they don't recommend metal anymore. The metal roof will be coming off. Danny Hoff, Lot 232 – do we get a premium discount? Residential house – yes, but not so much for the facility we are using. No longer insured for the cover on the patio. The showers will be done with the high grade asphalt shingles - motion to accept proposal and move forward to. Carol Barber, Lot 125-127 – What's the cost? Only cost to the association is the deductible. Even with the deductible and Bold Brothers throwing in their profit, we'll be about \$3500 in the positive. \$850 a square.

#### **Open Owner Forum:**

- Danny Hoff, Lot 232 – Contacted a few board members concerning lots 227-228 – mattress laying around, wood, not tied down, not skirted. Danny contacted Channel 7 since the board didn't do anything about it. Marv Peska – had some done. We have been in contact with him, but received limited things we can do and received a limited response. It's not meeting the set backs in the front. Danny suggested we take him to court. Lot fees are paid up and have been working with the resident, not the owner. He informed us he is leaving. There is a possibility the property may come up for sale. Jim will talk with the attorneys and see where it goes, but it will not be fast. It will not be fast, as it will be moved on every 30 days. Jim Jacobson will also try to contact the owner again. Gene Alloway, Lot 100-101 – Morgan County involved? They have been involved, the zoning rep and county assessor has been out here, but it's a fine line dealing with Morgan County. The general thought is we don't want them in here but Jim Jacobson will talk to them to see what they can assist with. Is there an action we can take? Been dealing with it almost a year.
- Vikki Peska, Lot 46-47/70 – been complaining about Lots 67-69 across from them for 15 year and not one thing has been done. If these guys can complain after a year, why won't anything be done about the other lot as well? Jim Jacobsen will bring it up to the attorneys.
- Vanesa Worthman, Lot 239-240 – Thank Marv and Jim for cleaning the swim beach. Bob Worthman, Lot 239-240 – If you send out a notice and let the others know and they could have helped. Jim Jacobsen – We need a work out.

Lights in the upper area have been changed. There is no humming. Jim Jacobsen – This board has come up with good deals on the light improvements.

Christopher Columbus party for tonight is cancelled – the ship has sailed – next Saturday night starts the winter bingo starts.

**Meeting adjourned at 9:36 am**