



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

November 14, 2020

Board Members in Attendance:

President	Jim Jacobsen	Maintenance	Marv Peska
Vice President	Not present	Treasurer	Teddi Davis
Secretary	Not Present	1 st Director at Large	Gary Davis
		2 nd Director at Large	Not Present

Meeting called to order 9:05am

October meeting Minutes approved as written

Board member Updates:

Jim Jacobson: Denver, Douglas and Arapahoe Counties are at Level three stay at home order due to Covid-19

Morgan County is headed in that direction as well

Gary Davis: No Updates

Teddi Davis: No Updates

Marv Peska: Cameras are relocated.

Purchased box for AED.

Cameras are positioned to view box for AED

South shore cleanup was completed

Back flow inspections: (1) Failed. Jim and Marv replaced and is waiting for reinspection

Glen Dieker, Bob Worthmann, Maria Dieker, Bob Todd, Nick Siebold helpful in cleaning up scrap metal near the boat ramp. Please discourage people from jumping off wall as there are many dangerous items along the water there.

Water bills continue to go down dramatically. Leaks are still being repaired

AED box is located on the wall the Clubhouse between the front doors. Lights have been replaced and camera is aimed directly at the unit

Currently the box will remain open for easy access

Please contact board if any damage is caused by downed trees

Port pots have been moved up near the dump station

All summer connections have been taken down

Annual Meeting update:

Options are:

Ramada Inn will be reserved for Jan 16, 2021 (Restrictions must be lifted to have the meeting continue at this location at this time) Rental fee is approx. \$2000.00

A 100'x200' barn style building near Weldona. It is heated and has a bathroom. The owner has agreed to let us rent it. Rental fee approx. \$1750.00 This includes chairs and tables

Elks club in Ft Morgan would be willing to host event. Rental fee is reasonable

On line meeting (this is legal according to our Lawyers)

Mail out option

Postpone the Annual meeting indefinitely, (Approximate date would be June 2021)

(Previous boards have discussed moving the annual meeting to Summer to gain attendance)

Open floor for comments:

Vanessa Worthmann Lot#240 Will the options require a deposit and will it be refundable?

Jim will update that information when an option is chosen

Glen Dieker: Would like to move meeting to June. Attendance may be higher/ Rental fees would not be incurred/ fees for mailings and other logistics would be avoided/ Suggesting to move the meeting permanently to June.

Concerns to fill Quorum with Covid-19 and location discussed

Margaret Journey Lot#82-83: Budget concerns regarding fiscal year. We would operate on the 2020 budget until 2021 budget would be approved.

Many concerns discussed regarding Fiscal year/ Taxes and legality of changing.

Current timing requires Budget to be proposed in September, discussed in October and Approved in November to mail out information to owners by December.

We can make emergency decisions to move the annual meeting due to Covid-19 this year. It can be discussed to permanently be moved at that time.

Currently we need 60% of voters to change any covenants. Concerns about attendance.

Proposal: No meeting in January. Have meeting moved as soon as it is safe with a tentative date in June. We must give a 30-day notice

Regular Board meetings can continue.

Is current board willing to stay on? Jim offered opportunity for members to retire. If they do, board can appoint replacements until annual meeting. There must be 3 members to run board.

Discussions: How would mail in meeting work? If ballots go out to 350 owners, whatever comes back would carry? No minimums for quorum. Cost and difficulty are high.

Mailings would have to be in certified letters and return envelopes with 30- and 60-day return waits

It is very difficult to have this type of meeting/ We may not be able to handle all the logistics

Zoom meeting discussed.

Combination mail/ Zoom meeting discussed.

Board members discussed being incapable of these logistics

Vanessa Worthmann discussed concerns of owners that are not computer savvy.

Jim, Teddi, Gary confirmed they are willing to stay on as board members

Marv motioned to move Annual Meeting to later date, targeted to be in June; 2nd by Teddi Davis. Motion Approved

Question: Dues to still go up in January per the proposed budget?

Teddi Davis will inquire regarding the legality of delay of meeting date and how it affects the budget

Items on proposed budget approved in October

Budget discussion tabled until the Attorney can confirm details.

Teddi confirmed that raising the dues must just be GIVEN NOTICE. Stating on the website is sufficient.

If budget is approved today, notifications can go out with next billing statements

Motion to move the proposed budget for 2021 by Teddi, Marv 2nds Motion Approved Unanimously

Question: Is water a big driver of increase?

Answer: No- many things including trash are affecting the increase request

Please direct all inquiries regarding the budget to a board member this will help reduce incorrect information going out

Marv: REA Dark Sky update- REA is putting numbers together for JLPOA Jim will update when available

Cheryl Illig 122: Many people are coming onto private property to fish. Can a change to the guest pass be made? More people coming due to COVID-19 restrictions. Possibly use a colored pass. We are allowed to ask those who do not have a pass to leave. Law enforcement can be contacted for assistance if needed.

Bob Worthmann: Signs were put up that you need to be a resident to enter

Danny Hoff: 232 Brought up a skirting issue.

Jim: 11 of 22 trailers have been skirted- It is a Morgan County requirement. Letters will be sent to those who are still noncompliant. Noncompliance may result in fines.

Lot 350 will be formerly notified regarding mattresses and tires out in yard. Fine procedures will be followed if noncompliance continues.

Meeting adjourned approximately 9:55am