



Jackson Lake Property Owners Association

25402 County Rd 3  
Weldona, CO 80653

## September 11, 2021 Pending Minutes

**June 19, 2021**

**Board Members in Attendance:**

President	Jim Jacobsen	Maintenance	Marv Peska
Vice President	Ryan Sturtevant	Treasurer	Teddi Davis
Secretary	Pam Lehman	1 <sup>st</sup> Director at Large	James Hunter
		2 <sup>nd</sup> Director at Large	Bret Jumps

Meeting called to order 9:01am

Board member Reports:

**Teddi Davis:** Annual budget review with the budget committee is right after this meeting if anyone would like to join.

**Marv Peska:**

Need to find out what we have available for trees. He got ahold of the irrigation company they gave us an ok to cut down dead stuff as long as we don't cut roots.

Water has been consistent, we have had a few repairs. Water backflows are due in October, he will get that scheduled

Sewer plant maintenance is coming up in October.

When to go to every other week for garbage, Pam said the one by her is full all the time. Teddi gave update on cost and Jim will review. We will revisit at the end of the month. People are concerned about when the leaves fall the bins will be full.

Roads need to be done. Jim agreed and Marv will schedule

Ladders need to be locked up. Jim will help Marv to get put away.

Street light was out. Please call Marv or give them the number on the pole if you call REA

**James Hunter:** We now have the most accurate list. He will have list for the next board meeting so we can pump right away or send letters. Teddi gives everyone a notice of when their certifications are due. Marv thinks part of the problem is lag time with paperwork.

James to send list to Teddi to put on the website.

**Pam Lehman:** No updates

**Ryan Sturtevant:** Chili cookoff Oct 2<sup>nd</sup>.

**Jim Jacobsen:** Weeds. People are not responding. We have fined up to \$400. we have 3 currently and 3 or 4 more lots. Work has been done and now nothing has been done and no response. Looking for ideas on next steps i.e. lien notice from attorneys. Jim asked if anyone was opposed to talking to the attorneys. After some discussion no one was. We are not here to police people's lots to make sure they mow and pull weeds. Some people don't care and some have hardships that exceptions will be made.

Bret wanted to have the county come out to notify people. No we wont because it is in our covenants. Chuck Hickson asked if we will be charging property owners for calling the attorney. Jim advised that if there are fees we will charge them back to the property owners.

Marv asked if we have to notify them again if we already notified, mowed and fined people and they are due again.

Motion to approach the attorneys for people who are not responding to notices and fines for weeds and trash before we put a lien on their properties. Approved.

It is illegal to drive a vehicle on the greenbelts without permission from the board. We have been unable to catch anyone. We have asked for photos. Jim would like a motion for an automatic fine if they are caught driving on the greenbelt without permission of \$100. Pam Shaeff asked about her sand and driving to pull up their stairs. Jim said yes they do, but she is fine because she notified the board first. Glenn asked about emergencies, Jim said their will be exceptions. Glenn also asked about our documents and how there are steps to follow with warnings and fines. Jim said we will go by the covenants.

Teddi suggested that repeat offenders with photo should get the automatic fine.

Jim said we will table this until October, anyone who has input should talk to a board member. We are to the point that we are having to repair some greenbelts.

Vicki Peska, we don't expect people to be driving out of greenbelts and there should not be leniency for it.

Motion to approve Minutes and Financials. Teddi motioned Marv second. Passed.

## **Discussion**

Chuck. Clubhouse reserve why does it have \$29k. Teddi said that is money that has been there and we have not added to it. There were additional funds added for the roof. Jim said it should be discussed in the budget committee meeting and let the audit committee know. Funds can be reallocated to trees, roads, etc. Board does not make budget.

Danny Hoff: Wants to bring up weeds around here only 3 board members are doing their job. Listed lots of weeds that are high and need to be taken care of and out treatment plant has weeds galore. There is also a lot that has 2 unlicensed vehicles you can only have one.

Maria Dieker: Thanks to Marv for the new faucet it ended up being more work than we thought. Is there money for new refrigerators? They don't know how to get the one out of the room it wont fit. Gas has to be recovered from the fridge before you can cut it up.

Glenn Dieker: Thank you to Ryan for cleaning up after the dance. Everything was in great shape for the pancake breakfast.

Marv forgot one thing. He would like to put a shut off in front of Pam Lehman's place to be able to shut off water to part of the park. Jim explained that somewhere along the line 2 taps got hooked together so if one of the 150 houses has a problem all of them have to be shut off. If we have shut offs we can isolate the bad areas so everyone is not shut off at the same time. Maria asked how much, Marv said about \$1k. Bret wants to do more if we are doing one we should do multiple shut offs.

Jim made a motion for Marv to be able to add the stop valve on the line by the Lehman house. Motion passed. Marv will take care of. Jim and Marv have repair

Motion to adjourn Teddi Davis Ryan second.

Meeting adjourned at 9:44