



Jackson Lake Property Owners Association

25402 County Rd 3
Weldona, CO 80653

October 9, 2021 Approved Minutes

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Board Members in Attendance:

President	Jim Jacobsen	Maintenance	Marv Peska
Treasurer	Teddi Davis		

Meeting called to order 9:02am

No hard copy of September minutes but they are online. Teddi moved to approve the minutes, Marv second. Passed. Financial statements Marv motioned, Teddi second. Passed Both are part of permanent record.

Board member Reports:

Marv Peska:

All hydrants need to be disconnected by next weekend for above ground water.

Next week scheduled to put in a gate valve in front of Pam's place it will section off an area so all water does not have to be turned off to the park if there is a problem.

Roads will be scheduled for after the valve is done and Ed Sands is putting in a new holding tank. Will wait for both of those before doing the roads.

We have pictures of the rotten tree in the greenbelt behind lot 290 if anyone would like to see them. We had the chance to get it while the water was low. Dan says it has to do with the drought and the trees are just getting old.

Sprinkler system has been drained.

Having people look at moving sand from the boat ramp.

Vanessa asked about the tree by Rhonda Kimbros. She says it is dangerous. Jim said they would take a look.

Teddi Davis:

We do have a proposed budget from the Budget committee. The budget committee chair and several members are in attendance. We are currently at \$43 per lot per month and the proposed will cut the dues to \$40 per lot starting in January for 2022.

Key drivers on what's driving things up and down. 2021, water was \$45,000, we have booked everything through September and we are on track for doing that for the same this year, next year we should be at \$40,000 next year due to the extreme work at identifying leaks and making repairs we have saved hundreds of thousands of gallons of water. Thank you to Marv and Jim. Trash is going up, price is higher and more full time residents. There is also money for an accountant to do the day in day out books for the HOA. When we had the annual meeting people wanted the treasurer to be paid and we cannot, so we hired the accountant to help. We have large reserves right now for some of our large expenses so we opted not to fund them next year. Margaret confirmed that Teddi caught the highlights.

Motion to move the budget to the annual meeting for veto per Colorado state law. Jim motion, Marv second. Passed to annual meeting for vote of lot owners.

Jim Jacobsen:

Last meeting, we discussed driving on the greenbelts, since we don't have enough board members to vote on something like that he would like everyone to keep in mind that there is no driving on the greenbelts. It is a covenant violation of any motorized vehicle without permission from the board. Please let people know that is a covenant violation and we would like to move to a fine for doing so. He feels this summer it got out of hand will move it to next month when there are more board members.

Mike Linton asked if we have something in place already. Jim said we do but we can't do a fine until we warn them, give them 30 days and then fine. Jim wants an immediate fine system and he will bring it up again.

Marv pointed out that there is a process that they can come and request a hearing and discuss. Danny Hoff suggested moving it to 15 days. Still not enough board members.

We have a proposal from Campbells Custom Services for annual maintenance on the sewage treatment plant, no changes to the contract so Jim is in favor of moving forward. Weeds have been taking care of the weeds and the board will maintain in the future. Someone asked about bids, Jim said we are not required and will not this year since it is so close. Marv made Motion, Teddi second. Passed

Mike Linton asked if anyone has any questions about what is happening down there or how the money is being spent. He explained that they have to clean the sludge annually do an inspection on the membrane. There has been some hissing from some of the machines and he will inspect. Jim said there are minor repairs to walkway, Mike will take care. Maria Dieker asked what happens to the sludge. Mike hires punky to do it so he and Tim can get in there and inspect, they take it to Ft. Morgan.

Porta potty's are pumped and will be locked up on the 15th (or sooner) for the winter. All summer hookups have to be disconnected by the 15th as well.

Discussion

Scott Sturtevant requested permission to take equipment on the beach to make repairs to his retaining wall. Jim asked him to talk to Marv. There has been some miscommunication between the ditch company, homeowners, and board. Please meet with Marv.

Jim is working on setting a date for the annual meeting. Back to the same hotel we used in the past. You will have to wear a mask.

Marv motioned to close the meeting Teddi second. Closed.

Regarding absence of Board members: Pam Lehman's absence was preplanned, No call no show for Hunter, and Jumps. Sturtevant messaged minutes before the start of the meeting.