



Jackson Lake Property Owners Association

25402 County Rd 3  
Weldona, CO 80653

## March 25, 2022 Approved Minutes

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**Board Members in Attendance:**

President	Ryan Sturtevant	Maintenance	Bob Butts
Vice President	Tate Bass	Treasurer	Dana Delisle
Secretary	Pam Lehman	1 <sup>st</sup> Director at Large	Gene Alloway
		2 <sup>nd</sup> Director at Large	Chuck Hickson Jr.

Meeting called to order 7:04pm

Roll call of officers

positive item. The board was thanked for serving

Open Forum

Margaret Journey asked about replacing the refrigerators in the clubhouse kitchen. It was approved last year but never done so now the new board is approving again. Dealing with removal and proper disposal. Maria Deiker found some she liked and is letting Ryan know. Margaret said they will send Ryan the link to the one they want. There was discussion on disposal and removal. Bob Butts is checking with somewhere that the old ones can be dumped.

Mike Linton. We have the proposal for wastewater operations and record keeping. If we have any questions let him know.

**Committee Reports**

Playground committee: Scott Siebold was not able to attend. We will catch up with him later.

Ryan asked if anyone wanted to add anything to the agenda. Motion to approve the agenda. Passed.

Motion to accept treasurer's report, consent agenda and minutes from crossover meeting. Passed

Mike Linton further explained his contract for the wastewater and record keeping. The old contract was from 2015. The rate has increased \$50 per month since the 2015 price. This covers everything involved with the dump station. Day to day operations and maintenance. Included in this contract is a proposal that Campbell Custom take over the vault certifications for the park instead of the board doing it. They will be assessing their own late fees and paying Jessica to maintain the vault certification list. If someone does not certify their tank CC will certify the tank and invoice the board who will collect from the owner.

Wanda Loney asked if there can be some kind of flag or alert on the email so that they don't miss it. Mike said they will work on it. The \$50 charge is to the board not the individual lots.

Vote to accept the contract. Passed

Ryan reviewed a list of things he is trying to figure out.

1. Volleyball court. The sprinkler is tied to Erin Hart's lot and the water and power has been shut off so we need a way to water the lawn. A lot of discussion on how to proceed. Changing the sprayers or running new lines. Chuck Jr and Bob Butts will look into.

2. Mowing. The board is trying to take care of mowing ourselves. Trying to figure out exactly where and when the greenbelts were being mowed.
3. Mailbox sprinklers. (same as number 1)
4. Clubhouse Supplies. This has been figured out.
5. Dance floor lights. We need to find a way to turn them on without a ladder. It is dangerous to turn on and off with drinking involved.
6. Clubhouse bathroom floor. It needs to be remodeled. Tate says he has some supplies he could donate. Sink counter backsplash. Vinyl flooring. Steve Dieker suggested painting the concrete. LVT is cheap and easy. We are thinking its been 23 years since the bathroom was updated.
7. Kitchen fridges. Discussed above
8. Mosquito Spraying (where, how often?) Does it even work. After lots of discussion it was decided that it does work some but Mosquito Joe may be better than Mosquito Authority. Pam Shaeff also said Mosquito Joe does a better job for less money.
9. Gate Cameras. Ryan hears a lot of talk about gates. That is a longer discussion but cameras may be a better option. Ryan is checking into it. We are trying to set it up so that we don't have to use an owner's electricity and internet so we don't have the same issue as the sprinkler. Solar was suggested, closed circuit. Research needs to be done.
10. Playground committee. Not here. Chris Barnhill suggested taking donations like we did for the original playground. The playground committee is in charge of it. We will have to use some of the saved money for a new playground to do repairs. Much to do and grants to apply for.
11. Washers/Dryers. Ryan wants to set up coin operated washers and dryers in the old shower house to help raise money, possibly for the playground. We can use cameras since it is not a shower anymore and monitor for vandalism.
12. Pool Table. Ryan asked how we get a pool table back into the clubhouse. He used to play everyday in the summer on the weekends. Let the board know if you know of a pool table available.
13. Beach Plans. Tate has proposed adding a canopy type cover to the left of the boat ramp where the tree was taken down. It is a mess over there because no one uses it with no shade. Chuck Jr want their greenbelt done too if the main beach is done. It was decided that we will take donations of people who use the beach and not JLPOA funds.
14. Clubhouse to be open on weekends.
15. Water Leaks. The water situation is out of control. If anyone sees a leak or even has a suspicion of a leak let a board member know. We war using a crazy amount of water even after Marv's work on it last year. We must save water and money to replace our water system.
16. Weeds. Gene Alloway had to leave. Discuss later
17. Summer line backflow inspections (May) Gene Alloway. Discuss later.
18. Maintenance committee. Ryan would like to start a committee to do roads, mow, general maintenance to help Bob Butts. Volunteers only to save us money. Bob Worthman asked if the new tractor is only to be used by JLPOA Board or if property owners can use. Ryan says board only right now.
19. Board emails. Ryan's JLPOA email is not working correctly.
20. JLPOA Website.
21. Calendar. All set up on Pam's new computer.

Roll-off will be here 2 weeks before Memorial day. We are doing a swap meet on the Saturday its here just bring your junk for someone to take and take what you want. Make sure you come back at the end of the day to put your unclaimed stuff into the roll-off. People are concerned about posting on Facebook because it brings people from outside the park. It was decided to use the website only. Please do not post information about our roll-off's onto Facebook.

22. Tim Kammerer benefit. The day of the swap meet and Roll off dumpsters are here it is proposed to have a benefit for Tim that day. Dates are confusing so Bob Butts is verifying dates and will let us know.

Next meeting not scheduled. Ryan will figure out a date and let us know.

Meeting adjourned: