**WJ**ackson **L**ake **P**roperty **O**wners **As**sociation

25402 County Rd 3

Weldona, CO 80653

**September2, Pending Minutes**

**Sept 2, 2022**

**Board Members in Attendance:**

President Ryan Sturtevant Maintenance Bob Butts

Vice President Tate Bass Secretary Pam Lehman

1st Director at Large Gene Alloway 2nd Director at Large Chuck Hickson Jr.

Meeting called to order 7:07pm

Roll call of officers

**Open Forum**

Glen Deiker wants to know what the board’s policy is for doing absolutely nothing. How many weed letters went out? There are lots with 2 feet tall weeds on them. Ryan said it is hard to organize. Glen said it is not and we have equipment that is not being used and not taking care of one asset this year. Paul Adams and Glen spent the day cleaning up the playground so that Paul can have his retirement party. Glen wants to know what the board has done this year. Wants to know about the weed letters and why no one has sent letters.

Glen also wants the board to pump concrete into the hole at the beach.

 Marv Peska asked it Ryan saw the letter from the ditch company. Ryan has it and will talk to the homeowner. Also wants to know if all the backflows have been checked. Gene has an appointment with quality water for sometime in October. Our water usage is averaging about the same as last year. Last month was a little high due to a water main break.

Margaret Journey would like to have the budget meeting on Septemeber 24th at 10am.

Chuck Sr. said that the old boards only enforce the rules for people they don’t like . he thanked thie board

**Committee Reports**

Brittany Siebold, playground was removed today, paul, glenn helped. We have raised our $8050 would like to also know how much they will get from the board. We can order anything from $20,000. They want to stay $22K-$27K for the new playground. We currently have $14, playgrounds start at $22K and install will be $7k-$17k plus peat gravel or wood chips. Margaret Journey advised that if anyone is entering into a contract they sometimes have to get homeowner approval if it is over an amount of . Glen wants to know what age appropriate is for the playground for possible liability. Bob Worthman asked why it came down today. Brittany took pictures of the rotten boards that needed to come down and Glen also agreed that it was bad.

Brittany needs a budget number from the board in order to proceed.

**Officer’s reports**

**Tate.** Put 7 hours fixing the mower and he would like someone to talk to him about the broken lawn mower. No one knew the mower was broke. Ryan said it was an experimental trial to have the equipment and do the mowing ourselves. He admits it has not gone as planned and he is open to getting a new strategy. He thinks the roads will be ok to be grated with our equipment. The mowing can be hired out. This was a test to see if we could save $10,000. He thinks one year with some tall weeds is a small price to pay. Vanessa pointed

**Pam** No report

**Gene** No repot

**Bob Butts** No report

**Chuck Jr**. No report

**Other Business**

Wall at lot 341 & 342 has been approved by the ditch company. The concern is the greenbelt encroachment. Ryan asked for help from the “Old Timers” they suggested sending a letter and having the homeowners show that they are on their property and not greenbelt. Steve Journey asked if anyone has talked to Stan, Chuck Jr has spoken with him soon. Decided Pam will draft a letter for the board to send before we have the attorney send a letter

Audit Report – Teddi Davis presented the report that is attached.

Ryan and Teddi got into it. It was not pretty