



W Jackson Lake Property Owners Association

25402 County Rd 3  
Weldona, CO 80653

## October 1, Pending Minutes

Oct 1, 2022

### Board Members in Attendance:

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

Meeting called to order 10:00 am

Roll call of officers

Ryan wants to address the last meeting. He apologized for his outburst, he was out of line. He gives respect where he gets it. He is a work in progress and working on it. We cannot conduct the meetings in the same way they have been, everyone will get their 3 minutes and be calm and the meeting will be ended if people can't do that

### Open Forum

**Vanessa** comment and question if we can get some street signs put back up. Cops and ambulance are having a hard time finding lots. Asking Board to order some signs. Also, people need to put numbers on their houses. Gene will call and get new signs. Bob Worthman knows of a place. Everyone should update their lot numbers on their houses so that UPS and others can find them.

Bob Worthman wants to know why we paid \$800 for mowing. Dana advised fuel, mower, weed eater etc.,

Glen wants to add concrete to the boat ramp he does not think it needs to be mud jacked anymore. That will save some money. Gene will get it if we decide to do it. We don't want foam. Foam and water wont work. We need concrete for the hole on the beach. Pam suggested getting bags for that too. Glen said it is worth a try.

### Committee Reports

**Budget committee:** Pete Ablansky reviewed the budget we need to raise dues \$45 per lot per month. Some of the major expense items. Clubhouse needs updating (chairs and TV). Repairs for greenbelts. Dirt from greenbelt will be moved over to south shore to protect the trees. Boat inspection program. Replacing trees that have been removed. Funding reserve funds. Pete read through the report. Pam will upload to the website. \$23,900 increase in expenses from last year and no contingency fund. Budget committee advises that we must define the contingency funds to know what the funds can be used for. The funds can only be used for what they are designated for and the funds have no designation. It will take 2 meetings to update, same as the budget. All reserve funds must be defined before they can be used. This is a major problem that needs to be dealt with before someone needs the money. Next meeting will vote to approve or reject the proposed budget.

**Playground committee:** Brittany Seibold. She has a playground that the committee has agreed will be a good fit for us. She showed a picture of the one they like. Trying to get it done 2023. Vanessa asked for Dimensions and to put the picture on the website. Pete wants to know about liability. It is included in our policy but will have to be reviewed for the new playground. Gravel/landscaping has been budgeted for next year. Glen asked about the leach field. Mike Linton has already approved. What is warranty on slides. Brittany will go over with Glenn later. The cost is \$44,836 we have raised \$8,100 still need \$36,736. Pending a written proposal, the board is suggesting that we use the general fund to finish playground. APPROVED!! We are getting a new playground. We are looking at spring 2023 if not sooner, probably March or April to have help with instillation. People are interested in the grass at the clubhouse. Go for it. Nick Siebold offered to remove the grass inside the playground fence if someone else wants it. First come first serve.

#### **Officer's reports**

**Tate** found somewhere in orchard that has saplings for \$25 per sapling. Bob Worthman will check with bloody mary sales and will go pick it up. Ready to remodel bathroom. Pretty much everything is free. Glenn offered to help Tate with the bathroom. Discussion about vanity and if we need a new one.

Dana – No Report

**Pam** Annual meeting is scheduled for January 21<sup>st</sup> 2023. There was lots of discussion about football and everyone present agreed that this date will work.

**Gene** 90% of the lots have been taken care of for weeds. Quality water says all taps are good. Mosquito spraying not done 2 weeks ago and saved \$1200.

**Bob Butts** Dumpsters are going to every other week starting this month

**Chuck Jr.** (Ryan gave update since Chuck had to leave) Is working with Stan regarding his property lines and walls.

Motion to approve July and September minutes. Passed.

#### **Other Business**

Jumps brought in equipment to move dirt at boat ramp to reinforce south shore. Jason Greene is bringing equipment to help. Any volunteers to help will be appreciated.

Cheryl Illig would like to know if anyone is going to clean the channel. No, it is not safe.

Meeting adjourned at 11:03