



Jackson Lake Property Owners Association

25402 County Rd 3
Weldona, CO 80653

April 8, 2023 Approved Minutes

April 10, 2023

Board Members in Attendance:

President	Glenn Deiker	Maintenance	Marv Peska
Vice President	Mike Linton	Treasurer	Margaret Journey
1 st Director at Large	Larry Fleming	2nd Director at Large	Paul Adams

1. Meeting called to order 9:03 am

Roll call of officers

Pledge of Allegiance

Something Positive: We are working on the tumbleweeds. We have made some headway. We got help from Keith Kracke, he has some equipment he has been bringing down. If anyone sees us down there feel free to help. Mike thanked Glenn and Marv for all of their hours working on the tumble weeds.

2. Recognition of Guests

Pam Sheaf – Is it possible to get bigger trash cans? Also the one in Mike Linton's cul-de-sac has a broken lid. Can we get it replaced. Marv said that the next bigger one is too large to reach the top and if people would drive around there are plenty of empty dumpsters available. They are charging us \$190 extra if the dumpsters are overfilled.

Mike addressed the mattress that was in the dumpster and not broken down. Mike says he gave the homeowner a ration of shit for it. Glenn said we are all guilty of throwing things away that we shouldn't. Carol said hers is full of construction wood and she can't get anything else in there. She said it is all old construction. We need everyone to police this and help the board. Some think State Side may be using ours. Mike wants to review and redo the dumpster policy.

Mike Linton let everyone know that he has an appliance scrap guy coming to get some old refrigerators if anyone needs anything disposed of.

Bob Worthman (240) Have there been any progress on street signs? Glenn advised that with everything going on in the park he has not worked on it yet. There are a lot of signs that need to be replaced.

Committee Reports

Playground committee Brittany Seibold said they have gone to 16 businesses and have raised an additional \$750 but will need to do another fund raiser. If anyone knows a business that may be willing to donate to let them know and they will get them information. Scott went over budget numbers.

1. Have to dig a 40x40 pit for the swing set and the play set. We can hire that out for \$3200 and the Jumps said we may be able to use their equipment.
2. Install playground perimeter, it will be concrete 14inches tall 6 inches wide and will have a 2 inch exposure. \$3000-\$4300.
3. Sand. We can get this hired out and delivered for about \$4900 235 tons.

4. Outdoor speakers. \$1000-\$1500
5. Retaining wall will have to be put in \$500-\$1000
6. Sprinkler system will need to be updated since we are already digging \$1000
7. Horseshoe pits \$100-\$200 and another
8. \$100 to get the volley ball net so we can move it around.
9. Grass seed \$100

\$13,000-\$16,000 for all of it.

They are asking for a budget not to exceed \$15,000 to complete these 9 Projects.

Glenn said he was doing pressure tests on sprinkler system and he talked to Mike about electricity going into the shed out there. Move the timer to the big shed. There is an outlet by the tank. He thinks it should be a GFI.

What is feeding that sprinkler system now is a ½ inch or 5/8 he thinks we should replace the whole line. It's not much money, just a lot of labor to get through to rocks.

Mike says the only thing we cannot excavate is the south side and East side there is plumbing but it is 2 feet down. Mike thinks we should use the hydrant in the dump stations so no one can turn it off.

Larry asked if they want pads for the cornhole? No, they do not. They just want to make sure they have enough space and know they may not have grass for Memorial Day weekend. Can grow after. Graff has a seed called hydro blue. Low water and can deal with heavy traffic. Marv asked if we have to wait until fall for the grass, Glenn thinks that after Memorial Day weekend would be a good time to get it growing and then we can reseed in the fall if needed. Buckets are \$40 for a bucket and will seed a lawn.

We are spending a lot of money on this so we need to keep it up. We will be spending close to \$56,000.

Marv asked about security and Mike asked him to wait until the end of the meeting to discuss. Larry asked if people did NOT want them and Glenn said that some people frowned about the price but knew it was necessary.

Margaret wants to know if there will be USB ports on the speakers so that everyone could use them and they are working on getting Bluetooth or something for them. She also asked about the sign for the sponsors. She will work with Pam to figure it out. Margaret suggested that we hire out the digging so we don't burn out the volunteers before the work is done. Scott agreed. Larry asked about the funds asked for and he agreed not to burn anyone out on the first day.

Mike- When it comes to modifications and Adoption of Agenda, we will add a vote on this to the agenda. We are accommodating the horse shoe and corn hole committee so maybe they have some funds they can chip in on the speakers. Glen said he will ask them.

Bob Worthman asked about the volleyball and who will roll it out if it is in cement tires. He is concerned that 12-year-olds can't move it. Paul suggested that we just put the volleyball where the corn hole will be and then it only has to be moved 4 times a year for the cornhole tournaments. We cannot put the poles in the ground because of the leech field. Bob Worthman said when they put in the volleyball poles before they hit water. Marv pulled them out and no water.

Maria Deiker (137) What goes where the poles are? The swing set. She asked if there is somewhere else, we can set the poles. We will have to wait and see if it is possible after the other things are done.

Brittany has an install date of May 13th. She can change it but wants to confirm. We can do our outreach through Facebook once we have a date. With 14-20 people they think we should be able to do it in a day.

Glenn wants to know if outside contractor's schedules will line up with our schedule. Scott has it figured out, and if we get moving there shouldn't be a problem. Margaret pointed out that the build is the day before Mother's Day and asked if that will affect anything. No one thinks so but we will keep it for now.

Boat Ramp Committee- Bob Worthman. We are fully hired up. We have one more volunteer in training the end of this month. He will put a list up with the volunteers and phone numbers on the wall and send to Paul for the website.

3. Modification and Adoption of Agenda

Mike does not have the current agenda he sent out on Thursday. Need to add item 5.8 to approve a not to exceed price for \$15,000 for the playground. Security cameras is already there. 5.7 is transfer of CD. Is there anything else we need to add or delete from the agenda. Mike made a motion to accept the agenda as modified. Paul second. Passed

4. Consent Agenda

Glenn asked if everyone read them. No questions, Mike made a motion to approve consent agenda. Approved.

5.0 Items for Action

1. Playground already covered

2.1 Rules and Regs review and changes to HB22-1137 Basically collections. There are 3 documents.

- a. Policy of Jackson Lake Property Owners Association regarding procedures for collection of unpaid assessments.

Glenn asked for questions. Mike said he will defer to Margaret's expertise regarding the timeframes. He thinks it's good. Margaret said she will consult a QuickBooks expert to find out how to automatically charge 8% interest. Mike suggested that we keep the option by stating that we can charge up to 8%. Margaret said that the \$15 late fee per owner is not exactly how it works now and the problem comes in when someone owns multiple non-continuous lots. Right now, each of the continuous is invoiced as if 2 owners. We would have to delete the late fees for the second group of lots. Mike asked if it can be done by county records if that will help. Paul said that whether you own 2 or 10 lots you should have that many late fees. It should be per lot not per owner. Glenn advised that marrying or combining the lots is just for taxes and not us.

Everyone agreed that it should be per lot. Margaret suggested that we try it. Since it is a procedure, it can be changed back.

Mike suggested that if we change it to per lot, we don't need the interest. The language is being left so we have the option in the future. The late fees are per month and now per lot.

Margaret clarified that if someone is really late and makes a partial payment. The funds will be first applied to the dues and then the late fees and then any other costs incurred

No other changes to the document the lawyers sent.

Bob Butts asked about the payments being taken on the 20th of the month for payment on the first. Margaret said she is going to change it.

Mike made a motion to approve the document with our changes Paul second. Approved.

- b. Policy of Jackson Lake Property Owners Association regarding procedures for covenant and rule enforcement.

Mike said the first change gives us more options for collections. The next change says there is only one fee per violation so no first offense second offense etc. So far, no changes on the document. Mike made a motion to approve the changes. Marv second. Glenn asked for questions from homeowners and explained that these changes are getting us current with Colorado state law. We must get this done so that we can do collections. Mike read the new

rules to everyone. Glenn asked about vault certifications and if they are certified by an outside company how do we know. Mike has it set up with the health department to be notified when anyone else does the certification. If someone comes to Glenn and says they are certified and Mike doesn't know, they should send a copy to Mike and a copy to the board.
Vote passed.

c. Policy of Jackson Lake Property Owners Association regarding conduct of meetings.

Mike asked about the dates, we are not required to provide posted 30-day notice for meetings except the annual. The language says Owner Meeting. Monthly meetings are Board meetings. Annual meeting is an owner meeting. Margaret said there are separate rules for board meetings vs owner meetings. Good with the time frame. Discussion regarding voting for unopposed board positions no vote if uncontested unless someone wants to vote. Proxy can be up to 11 months unless stated otherwise. Ours state that they are only for the annual meeting

Randy Howard (232) New homeowner came in and apologized for interrupting but has a broken ball valve at the back of his unit. Didn't see a curb stop. Discussed a key. Glenn said since it is a drip he will come over and look after the meeting.

Everyone agreed that 30 days' notice for annual (Owners) meeting is fine. Action taken without a meeting. Good. We are not allowed to discuss anyone's name that is delinquent. If the board needed to talk about owners, we would do an executive session with no homeowners. And let them come back in and vote with no names.

Mike motion to approve. Paul second. Glenn asked for questions. Vote Approved.

2.2 Clubhouse use policy review. Glenn asked about the reason for this. We are trying to clarify the deposit and the difference between a public event and a private event. Mike would only revise when someone would rent the clubhouse, they had a \$50 non refundable deposit and they cleaned the clubhouse themselves. Discussion on doing that and hiring Carrie to clean the clubhouse. Mike wants to know if we deal per case basis or do we charge the non-refundable deposit. Glenn prefers not to get into it. He does not want the money. Margaret asked if it would be \$50 rental and \$50 cleaning fee. Mike said Non refundable cleaning deposit for cleaning pumping whatever. Glenn thinks the clubhouse rental fee is too low. Where can you go for what we charge? Mike reminded him that we pay dues. Mike would like to make a motion to table item 5.2.2 second. Pass. Larry asked about how we feel about asking for donations at your event. Paul said if he has a private event, invite who you want. You should be responsible. The problem is with the open events. Paul thinks whoever sponsors it should clean. Glenn said that Chuck's concern is that he has to clean when everyone from the beach and boat ramp are using the bathroom. Maybe he needs to rent it. We can't close the clubhouse for the boat inspectors. Mike thinks he can rent the clubhouse and pick and choose who can come into the clubhouse. If he doesn't want to let them, he can't rent it. Glenn thinks if someone rents while an inspector, employees should be able to use the bathroom. Mike reminded everyone that we were going to table this discussion until the next meeting. And if we do anything it will be that the board has discretion for association employees to use the facilities.

Larry asked if we have it in the budget to have it cleaned once a month. Margaret-we have money in the budget for cleaning the clubhouse after each dance but nothing else. Glenn said that in the past years the clubhouse has been locked up. Some people want it open some want it closed. He thinks it should be open. Larry said we need it to be cleaned if its open. Discussion regarding how much to pay. Margaret reminded again that we were tabling this, for May June July and August and September. we have that much available. Glen has been asked over the winter to open the

clubhouse once a week or so for a game night or something. Mike thinks this will be covered in 6.1 Gates and Security. He thinks that before we can open the clubhouse, we need to fix 6.1. If there are gates and people will be more comfortable about opening the clubhouse. Glenn asked what the problem with opening it on a Thursday 6-9 Gates don't make sense to me to keep people if they are just coming down that is not a good reason for gates. We will be here and shouldn't have to rent the clubhouse to use the amenity. Mike said this discussion is a lot and we should table it for this meeting. Let's email and plan for next meeting.

3. Bathroom remodel

Glenn has been looking for a cabinet and has not found anything that he likes and is a good price. Margaret asked why we are not using the one we have and no one knew except that it is smaller. It has been too busy to work on it..

4. Clubhouse Chairs

Glenn asked if anyone has had time to look. Marv has a list. Margaret wants to sit in them before we buy them. Marv has one fully padded seat and back \$50 per chair and the other one is \$26 a chair 500 lb rating. The chair Mike was in is what the cheaper ones look like and everyone said no. discussion regarding arms and if the chairs need them. Mike said we would be spending about \$1500. Glenn asked about budget \$2000. Margaret is for arms because the tables are so wiggly. Glenn asked if anyone has looked at Costco or Sam's. No. Marv will look some more.

5. Picnic Tables

Has anyone had time to look into this. Brad Hueske has been looking. He found the last ones. Everyone wanted to know how much is budgeted. Mike said that the chairs went up from \$50 to over \$200 with arms. The tables are about \$1000 each

Steve Hart came in and updated on Randy Howard's (232) plumbing problem. Apparently, Danny used to heat all year and he didn't know.

Glenn showed tables on the tv.

Mike found chairs with arms but only 300 lb weight rating. \$59 apiece.

Glenn went back to showing tables.

Marv and Mike discussed the weight ratings of the chairs and if they are stackable. They are. Discussion regarding ordering one or quantities. Maria asked if we need stackable. Margaret suggested doing a combination of arms and no arms chairs.

Glenn said to table the chairs and picnic table discussions and hopes Brad can find us some. Mike suggested checking with the State Park. Those go to auction. Moving on

6. Mowing Proposal

Larry asked if Marv had any luck. Marv said no. Bob will try to get ahold of him. Marv said they will take care of it for the start of the season at least. Ron Higgins told Glenn that the ones from Home Depot and Lowes are built for home yards. He will bring his zero-turn mower over and help out. Steve Hart wants to know if we have checked bulletin boards for mowers. Have not because they are not shopping for one. Mike just saw one for \$3200 46 inch deck and zero turn in Brush. Steve also said that there may be posts for lawn mowing services. Discussion on boards and where to look. Mike said Marv has been looking at some mowers but apparently, we have a problem with a property owner up here running mower services off. Steve Hart offered to help mow. Margaret asked why we think we will be more successful than last year. Glenn said he won't say it. But he does think we will be more successful than last year. Jerry

said we didn't know what needs to be mowed. Glenn said we still don't. Margaret agreed that we still don't and everyone was very excited last year like we are. Mile said we can discuss this for hours and go back and forth, if it's a greenbelt area we try to take care of it. Glenn said they will keep looking for a mower. Everyone said they will help and Margaret wanted to know where they were last year? Again, glenn is not going to answer. Mike thinks people were going to help and we didn't have the equipment and no direction. Glenn agreed that it is always the same people helping and its frustrating. Glenn and Marv had a discussion about how much things have changed. Everyone volunteered. Had a BBQ and a beer and dug a trench line. Now people have expensive toys and just want to play, they would rather pay money to have things done.

Glenn said for right now we will keep looking, but first we have to know what we are mowing. We have to have direction. What areas have been mowed previously. Larry asked if all the board members should go and check out the park.

Steve Hart said that it used to be that if you improved a greenbelt, you are responsible for it if it is not improved, just weeds, the association mows it. Glenn asked where it was in writing. It's not. It's a gentleman's agreement. Mike said if we really want to dive into this, we can make a rule to add about greenbelts and who mows where. But there will be problems with that too. When owners change no one tells anyone.

Glenn said we have enough equipment to get going so let's get going.

7. **Transfer \$160,000.00 from FMS Bank** to purchase higher yield CDs at a separate banking institution to stay below FDIC insured maximum coverages with FMS – Margaret explained moving the money and different options. Mike made a motion to reallocate 160,000 from FMS Bank to another bank for security reasons. Maria asked if it was enough, yes, discussion on accounts and values on the balance sheet. Larry second. Passed.

8. **Approve release of funds** not to exceed \$15,000 for playground expenses. Glen made a motion to approve the \$15,000, Margaret second. Glenn asked for questions. Larry asked if they wanted funds in advance. They don't. Vote, passed.

6.1 Security Cameras and entrance gates

Mike explained that without electrical it will be about \$30,000. We still have to figure out electrical. Marv asked how much. Discussion on how to do it, Mike offered to contact someone. Discussion on who will maintain and who gets the call at 2:00am.

Paul explained that the other option is ACR Cameras that take your pic and license plate. Mike explained why having a picture of the person does not help anything in regards to recovering your property. Margaret asked how we decide who gets in. Mike thinks that there is no way to keep everyone happy. He thinks the best would be garage door opener lots of discussion on how to open them. Openers and anything else for the gates will cost more. Glenn thinks all owners should be involved in the discussion. Paul will set up a survey. Names will be required. More discussion on Maintenance of the gates. Sometimes the gates can be open. Gates apparently are easy to disable. Glenn asked if anyone had questions. Steve Hart said he advises against it. In his experience the maintenance is bad and cameras would be better. Need more research. Glenn asked everyone there and they were about 50/50. Sue Butts asked if we can hire a security person to handle the gates. It is a cost thing. We are trying to keep costs down and not use all of our funds. Margaret said they could start a reserve fund. Mike will come up with a plan and Paul will start a survey. Maria asked about reserve fund allocation and naming for specific things. This is a job that Margaret is working on, but as it is now, if the reserve is for a specific reason, it cannot be changed.

Discussion on becoming a township.

7. Concerns of board.

Trash will be moving to once a week.

Roll off dumpsters will be here on May 20th. We are keeping track of what needs to be done to see if we want to schedule a community volunteer day to clean common areas.

Marv asked for beach repair on south side be added to next month's agenda

Margaret suggested changing the auto payment dates from the 20th to the 10th starting in June. Everyone agreed and it will be posted to the website and auto emailed out.

Glenn will work on a list for volunteers for mowing.

Marv said the water bill went up a lot and please keep an eye out for water leaks.

8. Schedule next meeting.

Changing to May 6th so that we are available for the playground build on the 13th. Margaret won't be here.

9. Motion to adjourn at 11:31 second passed.