



Jackson Lake Property Owners Association

25402 County Rd 3
Weldona, CO 80653

March 11, 2023 Approved Minutes

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Board Members in Attendance:

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

Meeting called to order 9:03 am

Roll call of officers

Pledge of Allegiance

Something Positive: Ice is melting. Weather is better.

Glenn explained that we are experimenting and need patience from the homeowners.

Mike explained item 2.1 of the agenda.

2.1 Public Audience with the Board of Directors (Any guest wanting to address the board should first express their wish to do so on the provided sign in sheet, and identify the topic of discussion. You will be given up to 3 minutes of uninterrupted time to address the board on the topics of your choosing. This will be the only time during the meeting that a guest is required to be recognized by the board.)

Recognition of Guests

Maria Deiker -137 asked that we post something on the web about cleaning up dog poop. She has seen many people not picking up after their dogs.

Committee Reports

Playground committee. Brittany Seibold thanked the board for serving. She needs to know the procedures since this is a new board. The last board said everything would be paid for.

We will be doing community build and need 15-20 volunteers that will assist with the building.

Gave board warranty documents. Very good warranty length varies based on the part of the equipment. Between 2years and lifetime. Brittany wants to make sure they have the best equipment at the best price.

Sand. \$32 per ton is the quotes she has been getting found someone in Ft. Morgan who is \$8.75 per load with a delivery fee for truck. Mike says bob tail loads ate \$275.

Also is talking about moving the swings to over by the volleyball pit is and having the volleyball portable so it can be played where the cornhole will go when it is not being played.

Mike spoke about putting horseshoe pits on leech field he is not sure if they can burry them far enough suggested a separate playground meeting to look and see what we can do.

Larry asked about the funding of the playground. Glenn explained that last years board approved it and although it may not have been done exactly as it should have, it is done and now we move forward with instillation since it is already paid for. There will be other expenses for grass, sand, moving sprinklers, etc. Glenn thinks we can keep it reasonable His guess is that it will cost us about \$7K more or less. We either spend the additional funds or we let the new playground rust when it is delivered.

Steve Deiker asked about Erin Campbell's sprinkler being fixed since it is tied to the greenbelt. Yes, it will be going away.

Glenn showed a picture of the proposed playground and people asked questions.

Steve Hart asked Glenn to explain his background for people who don't know. He spent 15 years working with the school district on outside stuff including playgrounds. Certified inspector for the state.

Playground committee needs to know how much they can spend on landscaping. The playground will be delivered mid-April. Mike asked for specific numbers. They want \$10k for sand, retaining wall, and construction.

Glenn suggested maybe putting a concrete boarder around the playgrounds.

Brittany is trying to do fundraisers and get sponsors to help pay so if the board pays up front the fund raiser will go back to the general fund.

Vicki Peska asked how many kids will use the equipment? Whenever there are any functions there are tons of kids.

Gene asked about clubhouse rentals in May since construction will be in May. We will make sure it is safe.

Boat Ramp Committee. Bob Worthman 239-240. They have hired 3 people to run the boat ramp we will have a good crew volunteers will be posted as soon as they complete training. Tyler says they are looking at new technology that will make everyone's life easier. People have to **stop** when they pull their boats to get their paper and move on. If people just drive by, it takes more time for everyone. Hours will be the same as last year.

Tumble weeds were worked on yesterday and today they blew back into the lake. This will be our problem. The State and the Ditch company will probably not help.

18th Reuben party. Clubhouse at 3.

Modification and Adoption of Agenda

Mike asked if any changes need to be made. No. Mike motion. Paul second approved

Consent Agenda

No questions, Mike made a motion to approve consent agenda. Approved.

Items for Action

Thank you to Margaret and everyone who is helping get the treasurers duties organized.

Rules and Regs have changed with the State. We are still waiting for the attorneys to draft our documents because we cannot collect until our documents are updated.

Paul spoke about replacing the PC in the office. It is on disk and not digital. Motion to upgrade clubhouse computer not to exceed \$900 Computer will be gone for a week to upgrade. Motion approved

Marv. Mowing we do not have a company yet because the job is too small. We may need volunteers until we find someone. Mike suggested hiring someone in the community or maybe a boat inspector will want extra money. Glenn said that our equipment is old and inefficient. We could get something from Lowes or somewhere for 7-8K and have a good one. Gene said he has done some greenbelts, and asked if we have advertised that we may hire someone because this is the first he has heard of it. He will give a bid to Marv.

Roads. Glenn thanked Mike for Red working on the roads. The board decided to help pay for gas.

Motion to approve morgan sand and gravel for Road maintenance \$725 per grading.

Mosquito spraying. Mosquito Joe \$9k for 7 sprays and Mosquito Authority is \$7K for 8 sprays. Marv asked them to send a supervisor when they spray because we have received complaints. Homeowners who have a problem should contact a board member. State Park does not spray anymore because of environmental problems. Marsha asked if there is a difference in the product since there is so much difference in price. They don't know. Vanessa had some run ins with Mosquito Authority. They are not nice. Pam Shaeff uses Joe now but when they had Authority you need to call them right away to complain and they will fix it. Larry made a motion to use Mosquito Authority, Mike Second. Approved mosquito Authority.

Glenn asked if we want to approve a wage rate for inspectors. Mike proposed \$16 per hour since they use their own cell phones and gas is so high. Margaret said the budget is there and we may need a boat inspector reserve fund. Gene suggested \$17 because they can get that at McDonalds. Larry asked Bob Worthman what the feedback is and Bob said they are fine at \$15 and will be happy with \$16. Mike made a motion to go to \$16 per hour. Pam second. Approved.

Other Business

Mike wants to schedule playground committee soon.

Margaret printed profit and loss will not print in the future. See Margaret if you want one.

Marv asked about homeowners using the dump station. Mike explained that he has to certify the amount in the tank and cannot open it up to everyone. Honor system does not work. Mike explained that he is not opposed but needs to have a lot of rules and procedures in place for it to work. Mike is willing to work with homeowners. There was a lot of discussion.

Pam needs clarification on Open Event for the clubhouse. Glenn said that needs to be on the website to be open and open sometimes mean board event and no deposit is necessary. Chuck Hickson asked about the Cornhole tournament and he should not have to clean up after everyone who has been tracking dirt from the beach. Glenn would like the clubhouse to be open. We will hire someone to clean it if we need to. Gene asked about the carshow. Glenn said that as long he does not make a profit.

Mike suggested policy review for clubhouse rentals

Mike added clubhouse to next month's agenda.

Pam asked for approval for the November minutes. Board would like her to email them to them and we will approve next month.

Paul notices on website are limited to 500 for \$13 per month we can go to 5000.

Marv asked about the budget to get new chairs and picnic tables. We need to figure out how many we need. Margaret is getting the numbers for him.

Glenn jumped up to make sure the basketball hoop was ok. He said it looks fine.

Marv asked what we are going to do about the bathroom remodel. Glenn is working on it. He is going to check on a countertop vs new vanity.

Next meeting April 8. 9am and we will schedule the second Saturday of every month, the board can change it if necessary.

Motion to adjourn at 10:45