



Jackson Lake Property Owners Association

25402 County Rd 3
Weldona, CO 80653

Annual Meeting January 29, 2022

Pending Approval Minutes

January 29, 2022

Board Members in Attendance:

President	Jim Jacobsen	Maintenance	Marv Peska
Vice President	Ryan Sturtevant	Treasurer	Teddi Davis
Secretary	Pam Lehman	1 st Director at Large	James Hunter – Not in attendance

Budget Meeting

Meeting called to order by Jim Jacobson at 9:33. Jim thanked everyone for their work and all they have done for him.

Officers introduced themselves.

Budget meeting called to order 9:33. Jim explained that the budget was accepted by the board, Teddi explained how the budget meeting works and that we can veto the budget if we had a super majority since we do not the budget will be approved. No one had any questions on the new 2022 budget.

Jim thanked the budget committee and Marv Peska who saved us thousands of dollars and is partially responsible for our \$3 dues reduction. Congratulations for using less water and fixing leaks.

99 lots represented we do not have a supermajority (2/3 owners) without a supermajority we cannot vote to veto the budget meeting.

Jim asked for a motion to close the budget meeting Pete Ablansky motioned to close Margaret journey second. Motion passed.

Annual Meeting

Meeting called to order 9:38 am.

No covenants will be addressed because there is not a supermajority. We do have a quorum (25%) so we can vote of officers.

Teddi motioned to accept the June 19 semi-annual meeting minutes Marv second.

Pete Ablansky would like a vote to accept the minutes so he motioned to accept the 2021 minutes Maria Deiker second to accept the minutes. Vote to accept. Passed

June 19, 2021 Meeting Minutes Approved as written

Teddi Davis: All of the financials are loaded to JLPOA.org. For 2021 there was a \$60 loss but reduced bad debt only 8 members cannot vote at the meeting. All of the financials are on the website. Asked for community approval.

Dana Delise motioned to accept the financials Pete Ablansky second. Vote passed.

2021 Financials Approved as written

Teddi. Explained how the auto deposit works on the intuit software works. We would like all of our owners to change to Intuit for payments so that no one has to process checks

Marv Peska: A lot of repairs on the water system. It helps when property owners help and notify us. Some of the work did have to be hired out. We had and still have a lot of trees that need to be taken care of. Let the board know if they are on common areas and if they are on your property fix them

Pam Lehman: Nothing to report.

Ryan Sturtevant. Lots of activities and community events, hopefully more to come.

Jim thanked everyone for all of their work and moved to election of officers.

President: Ryan Sturtevant nominated by Tate Bass/Accepted. Teddi Davis nominated by Jeff Cooke/respectfully declined. Teddi Davis nominated Glen Deiker/respectfully declined. Margarete Journey nominated Jim Jacobsen/respectfully declined. Ryan Unanimously accepted by show of hands (None Opposed)

Vice President: Tate Bass nominated by Gene Alloway/accepted. Don Beason nominated by Teddi/respectfully declined. Tate ran Unopposed / Unanimously accepted by show of hands (None Opposed)

Secretary: Pam Lehman nominated by Ryan Sturtevant/accepted/ Maria Deiker nominated by Dana Delisle/ (Respectfully declines) **Pam Lehman** / Ran Unopposed / Unanimously accepted by show of hands (None Opposed)

Treasurer: Dana Delisle nominated by Ryan Sturtevant / Ran Unopposed / Unanimously accepted by show of hands (None Opposed)

Maintenance Director: Chris Barnhill nominates Marv Peska/Respectfully Declines. Bob Butts nominated by Ryan Sturtevant/ Accepted. Bob ran unopposed/ Unanimously accepted by show of hands (none opposed)

Director at Large #1: Gene Alloway nominates Chuck Hickson Jr/accepted. Tate Bass nominated Gene Alloway/accepted. Teddi Davis nominated Margaret Journey/respectfully declined. Chuck Jr. / Unanimously accepted by show of hands (None Opposed)

Director at Large #2: Gene Alloway / Ran Unopposed / Unanimously accepted by show of hands (None Opposed) Gene stated he has a problem with not being able to do paid work for the Association. Jim explained that they cannot be paid for work if he is on the board because it is a conflict of interest. Gene is still in.

2022 Board of Directors: :

President: Ryan Sturtevant

Vice President: Tate Bass

Treasurer: Dana Delisle

Maintenance Director: Bob Butts

Secretary: Pam Lehman Lots 170,171

Director at Large #1: Chuck Hickson Jr.

Director at Large #2: Gene Alloway

Official Transfer of Board meeting Open to the Public at the Clubhouse Sunday February 6, 2022 at 10am.

Open forum:

Teddi Davis thanked Jim for his service to the community.

Pete Ablansky 52 would like to say the same about Teddi and Marv. They did a great job.

Maria Deiker asked everyone to turn in your unused ballots

Audit committee sign up recruited motion and accepted.

All of the volunteers and board was thanked.

Eva Alloway motioned to adjourn Chuck Hickson Second.

Meeting adjourned 10:10