



Jackson Lake Property Owners Association
25402 County Rd 3
Weldona, CO 80653

October 14, 2023 Approved Minutes

Board Members in Attendance:

President Glenn Deiker
Maintenance Marv Peska
2nd Director at Large Paul Adams

Treasurer
Secretary

Margaret Journey
Pam Lehman

1. Meeting called to order 9:01 am

- 1.1 Call to order
- 1.2 Roll call
- 1.3 Pledge of allegiance
- 1.4 Something positive. The park is looking nice and clean except the tumbleweeds. Glenn also wanted to thank everyone for all of their work.

2 Recognition of Guests

- 2.1 Public Audience. Joann McGrath needs dirt. Glenn let her know that there is a pile by the beach. Glenn offered to help or they can go get some.

2.2 Committee Reports

- 2.2.1 Playground committee. Nothing has changed. Glenn spoke with Brittany about the sign for the people who donated money and time. Looking at putting permanent poles for the volleyball. Mike says we can do it if we hand dig.

3 Modification and Adoption of Agenda. Modified to add Treasurer's report.

Treasurers Report. Margaret has set up a payment plans with 2 of the 3 last delinquent accounts. The last one refused their certified letter for payment plan. Will move forward with next steps and contact attorney. She has set up an account at Golden Belt Bank. Moved \$160,000 of the reserve account funds to a new account. Will purchase CD next.

The JLPOA Board to move \$100,000 from the Jackson Lake Property Owners Association checking account to a 1-year CD. Signers will be 1) Margaret Journey and 2) Glenn Deiker. Pam made motion, Marv second. No questions. Approved

Discussion regarding having 2 signatures to pull out large sums of money.

Audit report. They wanted financials posted to the website. This board decided that it is private information and they will be by request only. Tabled until we can ask the attorney if we have any requirements to share. There was a \$400 check that is not accountable. It has been investigated with no luck.

Welcome Letters. Margaret will send to Pam to send out.

Meet 21st. to get into compliance with reserve funds. We need to define.

Paul made a motion to accept the Audit report and Treasurer's report. Larry second

4 Consent Agenda.

- 4.1 Treasurers Report-pulled above
- 4.2 Minutes 9/9/23

5 Items for Action and Discussion

- 5.1 **Clubhouse Bathroom Remodel.** Table for later.
- 5.2 **Clubhouse Chairs.** Thank you, Marv, for getting them and putting them all together. Thank you, Glenn and Paul, for disposing of the old ones.
- 5.3 **2023 Annual WWTP Cleaning Proposal.** Approved. Form is being updated so Glenn can sign
- 5.4 **Approve F/Y 2024 Annual Budget.** Discussion on approving Budget to put on website to vote at November meeting. Motion to put on website by Pam Second Larry. Approved.
- 5.5 **South Shore Beach/Wall Discussion.** Marv says it is open and we can go see it. Discussion on placing blocks to save the tree. Maintenance will be hard because of access. Current property owner approved, but if he sells. Discussed easement on home owners' property. Glenn, Paul, Marv and Larry will go over and assess and figure out options.
- 5.6 **Lot cleanup.** Margaret is Invoicing for cleanup already done. Larry wants to know how to deal with garbage and construction. Case by case basis.
- 5.7 **Security Camera Proposal.** Referral from Ron Higgins. \$8,700 total bid for 12 cameras and wiring. System is internet based. Plan to use clubhouse reserve funds to pay for it. Pam Made a motion to approve security system. Margaret second. Approved.
- 5.8 **Boat inspector shack.** Glenn showed pics of options for a 10x12 shed going to try for 10x11 so we don't need a permit) More research is needed.
- 5.9 **Lot 79 Tree removal.** Paul to send Margaret the info.
- 5.10 **Association Maintenance equipment storage.** Still waiting for bids.
- 5.11 **Flood prevention and drainage** Glenn is working on his as property owner. Everyone is ok with it.
- 5.12 **Inlet Tumbleweeds/Low water Maintenance Needs.** Keith is still waiting for parts. Larry Flemming offered to try to put his pontoon in to try to loosen stuff, if that doesn't work, we will probably have to wait until spring.
- 5.13 **Annual Meeting Discussion.** Booked for January 20th at the same place as always. We will research to see if we can change it to spring.

- 6 Other Business if needed. Marv brought up trees. Glenn will look into. Lot 34 wants a covered patio on the front of their property. They will need to get variances to do it but we are ok with it if the county approves.
- 7 Concerns of the Board of Directors. A fence has been run over on south shore. Glenn, Marv, Larry Paul will fix the fence. Paul brought up the new printer we need for the office. Paul will discuss with our IT Guy.
- 8 Set Date/Time for Next Meeting. Second Saturday of November.
- 9 Meeting Adjournment Motion to adjourn by Pam second by Larry 10:32. Mike Pam second. Passed