



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

September 9, 2023 Approved Minutes

Board Members in Attendance:

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

Vice President Mike Linton
Secretary Pam Lehman

1. Meeting called to order 9:02 am
 - 1.1 Call to order
 - 1.2 Roll call
 - 1.3 Pledge of allegiance
 - 1.4 Something positive. Made it through the summer without any major problems. We finished the wall for the playground. The roads have been bad because of the rain. Mike Linton thanked all volunteers for all of the fun events we have had.
- 2 Recognition of Guests
 - 2.1 Public Audience. Pam Sheaff thanked the board she likes how different areas of the park are all represented.
 - 2.2 Committee Reports
 - 2.2.1 Playground committee. Glenn said there are still things pending and they are trying to get to it. Discussed sprinklers and water for new shed for inspectors. Wall is in. Volleyball is in the works. Grass seed will be done in the spring.
 - 2.2.2 Boat Ramp Inspections. No updates. New ranger Matt has taken over.
- 3 Modification and Adoption of Agenda. None.
- 4 Consent Agenda.
 - 4.1 Treasurers Report
 - 4.2 Minutes 8/12/23

Mike made a motion to approve. Paul Seconded. Passed.

Set Budget meeting for September 23 tentatively.
- 5 Items for Action and Discussion
 - 5.1 **Clubhouse Bathroom Remodel.** Maybe in the fall or table for next year.
 - 5.2 **Clubhouse Chairs.** Everyone likes the chairs Margaret will check the budget and see how many we can order.
 - 5.3 **Association Picnic Tables.** Marv ordered 2 tables. We will be over budget a little this year. Will adjust for next year budget.
 - 5.4 **Mowing Plans.** Larry Dye is doing a fantastic job. Glenn is working on fixing the broken mowers and tractor. Discussed using shower room as a shed. Glenn set off bug bombs and will do another before going in. Discussed garage doors so we can get the equipment out of the weather. Mike will get a bid on converting the building to a garage.

- 5.5 **South Shore Beach/Wall Discussion** On hold until the water goes down. No access. Marv will let us know when it is time. Getting close.
- 5.6 **Lot cleanup status, next steps.** Larry Flemming has compiled a list and next letters will go out next week. Lots of discussion regarding how much we should charge homeowners who refuse to mow. Hourly vs flat rate. There are new laws and guidelines we have to follow
- 5.7 **Security Cameras.** We still need to upgrade the clubhouse security. We will ask homeowners if they know anyone. The first bid was \$35,000.
- 5.8 **Boat inspector shack.** Everyone agrees that the inspectors need a shed. Glenn talked to the state park to find out what their inspectors like and don't like. Trying to decide on size and where to get it. Need electricity. Mike and Glenn will check prices. There is an electrician coming in to update the clubhouse and will get a bid for the shack too.
- 5.9 **Tree Removal** Paul Adams had to have a tree removed but part of it is on association property. Board will look before making a decision.
- 5.10 **Association Maintenance equipment storage.** Discussed above.
- 5.11 **Flood prevention and drainage.** Glenn, as a property owner (not board member) will dig a trench with a 2-inch line. He thinks it is an association problem but he has to act now to protect his property. Pam wants to make sure that the flooding issues are addressed in the entire park. Glenn will get prices so the board can decide what to do.

6 Other Business if needed. Annual meeting is scheduled for January 20, 2024.

Mike will get us a bid for the annual dump station clean up.

Marv scheduled backflow inspections.

Margaret is pursuing finding a replacement for the siren system, she is going to see if one of the companies in the front range is upgrading their service so we can get a new siren for free or reduced rate for a more modern system. Glenn brought up water hook ups will need to be in the future.

7 Concerns of the Board of Directors. None, everything was already covered.

8 Set Date/Time for Next Meeting. Second Saturday of October.

9 Meeting Adjournment 10:24 Motion to adjourn by Mike Pam second. Passed