

AGENDA

Jackson Lake Property Owners Association

Board of Directors Meeting

May 10, 2025

JLPOA Clubhouse

Regular Meeting Time 9:00 AM

1.0 Opening of Meeting

1.1 Call to Order

9:02

1.2 Roll Call

President – Glenn Dieker, Vice President – Mike Linton, Secretary – Gina Payne, Treasurer – Margaret Journey, 1st Director at Large -Terri Beer, 2nd Director at Large - Ryan Sturtevant, Director of Maintenance - Paul Adams

1.3 Pledge of Allegiance

1.4 Something Positive

Playground Sod

2.0 Recognition of Guests

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.)

No one signed up to speak

2.2 Committee Reports

2.2.1 ANS Inspection program

Hydrant behind Carol will have to be replaced, hydrant to arrive Monday, Jeremy will replace.

Boat volunteers are ready to go, Sandy is setting up training date. Will be ready for Memorial Day weekend.

Shower bldg. is complete and is being used as a storage shed.

3.0 Modification and Adoption of Agenda

Make made a motion for changes, no one had any changes. Mike made motion to approve the agenda as written, seconded and approved.

4.0 Consent Agenda (At this time a board member may request to pull an item from the consent agenda for further discussion if needed. If not, the consent agenda can be approved as follows.)

4.1 Minutes from the April 12th, 2025 regular meeting.

4.2 Treasurers report

Mike made motion to approve Consent agenda as written seconded, approved.

5.0 Items for Action and Discussion

5.1 Lot numbers on electrical pedestals

REA confused about what we are trying to accomplish. After talks that has been clarified. We are allowed to go over existing numbers. Mike, Pam and Gerald will figure out how to move forward.

5.2 Shower Building Conversion

Completed, will need to get codes working on the door. Margaret received invoice.

5.3 Annual Rules and Regs modifications discussion

Septic over flowing, Mike has one owner that is \$800 in the rears that they will not be pumping anymore. Septic is overflowing into yard. Concern for entire association as Health Dept could shut us down. Need to go to attorney to modify holding tank rules. Association will pay to have this lot pumped and will attempt to recoup during court proceedings. Mike requested Executive Session after the meeting to discuss this specific lot as well as another. Mike will draft letter to attorney regarding that actions that can be taken.

Vehicles, rules define as allowing one inoperable vehicle per lot. Gina to write up email to attorney regarding what we can do to reinforce the rule and ask what defines a vehicle. Once we get take from attorney, we will come back as a board and draft our policies as we decide weather we want to change the rules or not.

Lien and Dues, new rules are coming in August. Once we have the new rules we will reassess the ability to collect. Will cost \$250 for update. Those that are behind (3 lots) do not have boat ramp access as per association policies. Lot numbers are posted inside the shed. Margaret will handle collections email. Emails will be sent to the board to review prior to sending to the attorney.

5.4 Waste Management VS Wolf discussion

Still have a contract with Waste Management, we can save money in the winter especially with Wolf when we are ready. Jennifer can help us get out of contract with Waste Management (up in 2026). Will reassess closer to winter.

5.5 Playground Sod and Sprinkler System

Getting quotes to blowout system in the fall and get curb stops along road. \$65 per block. Mike made motion to not exceed \$600, seconded and approved. Discussed putting in one horse shoe pit, will put behind the swing set.

5.6 Public beach sun shade project

Poles, measurements are complete. Bids and contractor picked, will access the grade and level. Will also spray the weeds prior to putting up the shades.

5.7 2025 lot cleanup and mowing

Letter will go out after lot/dumpster weekend. Terri will access lots and come up with a list after Memorial Day weekend.

5.8 Emergency notifications to lot owners

Gina will send out login info and link to sign up.

5.9 Maintenance committee

Have 8 people who signed up for committee. Paul will contact those that signed up and set a schedule.

5.10 2025 tree trimming and planting

Will walk areas and assess. Tree behind Elliotts will be taken care of. Will get quotes.

5.11 Summer water hook up and back flow inspection

Ryan will work on map of summer water users.

5.12 South beach maintenance expenses

Larry will bring in skid loader, in the future owner needs to come to board prior to doing the work and \$\$ approval. Board will review work costs that have already been complete and determine what will be paid by the association. Received receipts for \$1265. Mike made motion to approve payment, seconded, approved.

5.13 Approve F/Y 2025 liability insurance

Insurance went up from \$5600 to \$7900. Will compare Insurance co for next year. Mike made a motion to approve paying insurance for fiscal year 2025, seconded, approved.

6.0 Other Business if Needed

Using the porta potties at the beach, contactors or renting them out to the community. Board decided to keep for emergencies only.

7.0 Concerns of the Board of Directors

None

8.0 Set Date/Time for Next Meeting

June 14, 2025

9.0 Meeting Adjournment

10:20, Mike made motion to continue in executive session, seconded, approved.