

AGENDA

Jackson Lake Property Owners Association

Board of Directors Meeting

July 12, 2025

JLPOA Clubhouse

Regular Meeting Time 9:00 AM

1.0 Opening of Meeting

1.1 Call to Order

9:10

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

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.)

Maria, need poop station signs, 3 new and fix one.

Terri wants to replace the concrete stops by white fence. Want to donate \$500 to replace 14 wood stops. Thanks to Terri and Ann for weed letters, had good response. Glen Johnson, would like to get bids to remove stumps. It is feared that if we remove stumps there will be erosion on the beach. Will get plan together once water goes down.

2.2 Committee Reports

2.2.1 ANS Inspection program

Guests need to know the lot numbers they are affiliated with.

Insulation has been purchased will be installed soon in the inspection house.

3.0 Modification and Adoption of Agenda

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 June 14, 2025 regular meeting.

4.2 Treasurers report

Glenn, where are we at with current water bills, around average. We do not have anything in the covenants about times or amount of water owners can use.

Mike made consent to approve agenda as is, seconded, approved.

5.0 Items for Action and Discussion

5.1 Creed Fuels service proposal

Tyler is having an issue with DOT regarding hauling gasoline. Working on it.

5.2 Lot numbers on electrical pedestals

Waiting on paint, back in Mikes court.

5.3 Shower Building Conversion

Lock issues still need to be addressed.

5.4 Annual Rules and Regs modifications discussion

5.4.1 Wastewater Septic

Nothing for now.

5.4.2 Lot Cleaning & Abandoned Autos

Terri saw improvements, have a couple more letters to go out.

5.4.3 Collections

New collections policy that meets 2025 laws, extra collections policy, letter for emails/phone numbers and sample letters of what will be sent out. Difference is in the notifications. Change to 30 days from the past due date. Can charge interest on past due accounts, we can impose up to 8% interest penalty. Will send changes back to attorneys for final docs. Mike made motion to approve final reading of policy, seconded, approved.

5.5 Waste Management VS Wolf discussion

5.6 Playground Sod and Sprinkler System

Have one section that needs adjusting.

5.7 Public beach sun shade project

Will be put up after meeting.

5.8 2025 lot cleanup and mowing

3 lots that JLPOA will have to clean up and charge owner. Abatement company will be contacted to gets bid on doing the work. Put on next month's agenda.

5.9 Emergency notifications to lot owners

Will keep on agenda

5.10 Maintenance committee

Paul will send text when a maintenance day comes up or schedule for a specific day each week. Suggested that next year we hiring mowing company.

5.11 2025 tree trimming and planting

Margaret will send out where we are on the trimming budget, may have to dip into emergency funds. Still have a few trees to trim.

5.12 Dump Station Electrical Upgrade

Still working on bids.

5.13 Association equipment discussion (Tractor)

Mike will talk with local dealers, need to upgrade tractor to a bigger model. Keep the one we have as well for smaller projects.

6.0 Other Business if Needed

7.0 Concerns of the Board of Directors

Vault certifications have been taken care of.

8.0 Set Date/Time for Next Meeting

Will skip August meeting, next meeting September 13th, 2025.

9.0 Meeting Adjournment

9:53am