

AGENDA

Jackson Lake Property Owners Association

Board of Directors Meeting

October 11, 2025

JLPOA Clubhouse

Regular Meeting Time 9:00 AM

1.0 Opening of Meeting

1.1 Call to Order

9:05

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

The new skidsteer

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.)

2.2 Committee Reports

3.0 Modification and Adoption of Agenda

Mike, pull Treasures report for discussion and approve agenda as written. Seconded, 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 September 13, 2025 regular meeting.

Paul will post

4.2 Treasurers report

Any questions on the budget needs to be ratified next meeting. Margaret has not received comments for the general population. Need one month for responses which will take us to the November meeting. Late payment notices went out hoping to get everyone caught up before annual meeting packets are mailed out. Owner can not vote if behind on their dues.

5.0 Items for Action and Discussion

- 5.1 Lot numbers on electrical pedestals
Moving forward.
- 5.2 Shower Building Conversion
Done, take off
- 5.3 Annual Rules and Regs modifications discussion – leave on for reminder
 - 5.3.1 Wastewater Septic
 - 5.3.2 Lot Cleaning & Abandoned Autos
- 5.4 Waste Management VS Wolf discussion
Leave on for reminder, address next year.
- 5.5 Playground Sod and Sprinkler System
Sprinkler to be blown out of the 15th. Back flow preventors have been inspected and approved.
- 5.6 Public beach sun shade project
Taken down and stored. Leave on for Southside discussion.
- 5.7 2025 lot cleanup and mowing
Finalized for the year. Billed lot 121 for cleanup.
- 5.8 Emergency notifications to lot owners
Gina to check with Text-Em-All to see why not everyone received the notifications.
- 5.9 Maintenance committee
Liability waivers are in the office, will cover all equipment. Volunteers will need to re-sign next year.
 - 5.9.1 Equipment operator requirements
- 5.10 2025 tree trimming and planting
Completed, took down 4 trees and trimmed others. Cost \$3100.00
Will discuss tree planting in the spring. In the budget for 2026.
- 5.11 Dump Station Electrical Upgrade
Mike will have quotes for November meeting.
- 5.12 Approve purchase of 2017 Kabota Skid Loader and attachments
Cost \$39,641. Mike, Glenn and Marv will handle annual maintenance. Mike made motion to approve purchase, seconded, approved.
- 5.13 Approve rock purchase for boat ramp repair
Completed.
- 5.14 Approve 2026 budget and lot dues
November meeting
- 5.15 Annual meeting discussion/planning
Add in emergency notification data to agenda as well as the Code Red, Morgan County system. Gina to provide. Margaret will add check box option to sign in sheet and the proxy form. If checked they will be added to the Text-em-All notification system. Add time for Officers reports. Need 179 to have a quorum. Budget ratification starts at 10:00 am, meeting to follow. Combine both proxies together. Packets will be stuffed on November 22nd.

6.0 Other Business if Needed

None

7.0 Concerns of the Board of Directors

8.0 Set Date/Time for Next Meeting

November 8th, 9:00 am

9.0 Meeting Adjournment

10:23