

AGENDA
Jackson Lake Property Owners Association
Board of Directors Meeting
May 9, 2026
JLPOA Clubhouse
Regular Meeting Time 9:00M

1.0 Opening of Meeting

1.1 Call to Order

9:00 am

1.2 Roll Call

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

1.3 Pledge of Allegiance

1.4 Something Positive

Roll offs, proposal from Wolf Management, basketball hoop, concrete at the wall.

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.)

Chris Banner lot 16 & 17 – Tumble weeds, wants to be reimbursed \$275 for use of personal tractor. Mike will discuss it with Chris, in the future please let us know prior to doing the work. Stump that was pulled up during cleaning will be removed at HOA expense.

2.2 Committee Reports

Boat Ramp inspection - 4 more people completed their hands on training. 3 volunteers and 1 employee. We have a total of 4 employees that can put boats on and 5 volunteers.

3.0 Modification and Adoption of Agenda

Table 5.3 no updates. Margaret made motion to approve agenda modifications, Scott 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.)

Paul made motion to approve agenda modifications, Terri seconded, approved.

- 4.1 Minutes from the April 11, 2026 regular meeting.
- 4.2 Treasurers report

5.0 Items for Action and Discussion

- 5.1 Conduct of meetings
- 5.2 Lot numbers on electrical pedestals
Making progress.
- 5.3 Rules and Regs modifications discussion
 - 5.3.1 Wastewater Septic
 - 5.3.2 Lot Cleaning & Abandoned Autos
 - 5.3.3 Pet Regulations
- 5.4 Approve Wolf WM Proposal
Paul & Mike walked through the park with Wolf Management after last meeting, we will have the ability to modify this proposal. No overage charges for individual dumpsters. Waste Management does not tend to pick up dumpsters right away; this is a concern. WM charges \$4200 per month in the summer, \$3000 per month in the winter. Wolf contract will charge \$4000 per month in the summer, \$1944 per month in the winter. We must give WM the chance to give us a new bid according to the current contract. Paul has been unable to get ahold of anyone at WM, Mike and Paul will continue to try and get ahold of someone. Mike will send bid back to Wolf for a new bid to include 15 - 6 yard dumpsters and 1 - 8 yard dumpster. Margaret made a motion to approve the change, Paul seconded, approved. We will discuss next steps during June meeting.
- 5.5 South shore public beach sun shade
Tabled until South side decides where they want them.
- 5.6 Maintenance committee
Hydrant needs replace. Post hole diggers needed, we have 2 posts that need replace, Chris will help Paul. Fixed all vinyl fence posts and caps around the park, spend \$2600. Will investigate fixing dog poop bag polls, Maria will get a count of how many need fixed/replaced.
- 5.7 2026 tree trimming and planting
Will discuss in June meeting once all trees have bloomed. Paul will initiate discussion with contractor. Will not plant new trees this year due to the water shortage.
- 5.8 Security gates
Scott put together analysis of feasibility of putting in gates. Going to meet with REA to discuss electrical needs. Still gathering costs and putting together analysis.
- 5.9 2026 ANSI inspections
- 5.10 Equipment Maintenance Plan
Lawnmowers have been maintained and are ready to go.
- 5.11 Mosquito Spraying Schedule
Paul to contact contractor to get started.
- 5.12 South Shore Beach Stump

Will get that removed. Paul made a motion to approve, Terry seconded, approved to not exceed \$400.

5.13 Road maintenance

Scheduled for May 14th/15th.

5.14 Memorial Day Weekend Dance

Good to go.

5.15 Boat Ramp Retaining Wall

There are some cracks that need to be looked at. Once the water goes down, we will have a better idea of what is needed.

5.16 Public Beach Sun Shades

Shades will be put up in the next week.

6.0 Other Business if Needed

7.0 Concerns of the Board of Directors

8.0 Set Date/Time for Next Meeting

June 13th, 9:00 am

9.0 Meeting Adjournment

10:04 am