

AGENDA

Jackson Lake Property Owners Association

Board of Directors Meeting

June 13, 2026

JLPOA Clubhouse

Regular Meeting Time 9:00M

1.0 Opening of Meeting

1.1 Call to Order

9:00am

1.2 Roll Call

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

1.3 Pledge of Allegiance

1.4 Something Positive

Terri Beer - thank you to all the volunteers that are not on the board but continue to help.
Mowing and trimming – Jerry, Marv, Bob Todd. Flowers – Steve and Pam and Sandy. Boat
ramp, Pam, Jerry and Glenn. Thank you to all others, your help is greatly appreciated!

2.0 Recognition of Guests

3.0 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.)

Steve Carlin lot 94, presented a quote for \$3580 to put an automatic sprinkler system just north and adjacent to the beach, boat ramp and clubhouse. Offered to pay half. Mike - Association has many greenbelts with sprinkler systems and the owners have all paid for it themselves. Mike would like to meet with Steve and the other residence in that greenbelt, and see what we can work out due to the fact that it is in a very visible area.

Carol Baber lot 125-127, Bushes – would like something done with the bushes at the entrance that were trimmed in the spring. There are dead branches showing. Given that the they are Juniper Bushes they will take some time to grow out and fill back in.

Bob Worthman lot 239-240, Their street sign poll was knock down than disappeared. They would like it put back up. May want to move location so it doesn't get hit again. Jerry McDonald lot 151-152 can provide poles.

3.1 Committee Reports

4.0 Modification and Adoption of Agenda

5.0 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.)

5.1 Minutes from the May 9, 2026 regular meeting.

5.2 Treasurers report

6.0 Items for Action and Discussion

6.1 Lot numbers on electrical pedestals

Pam Lehman - sample done, Mike will look at sample and make a discussion of possible approval.

6.2 Rules and Regs modifications discussion

6.2.1 Wastewater Septic

6.2.2 Lot Cleaning & Abandoned Autos

6.2.3 Pet Regulations

6.3 Wolf VS WM Proposal

At the last meeting the board approved Wolf's contract. WM came back with a cheaper bid, \$2200 per month for weekly service. Section 4b states that they could raise their prices at any time (3 yr contract). Mike Linton challenged WM, asked to remove or provide an assurance that they would not raise the prices. WM came back (verbal) with no more than an 8% per year increase over the contract period. This would save \$10,000 per year. If we go with WM, they will need an updated Section 4b stating this change. We have until July 1, 2026 to make a discussion. Board proposed that if WM will not put the 8% in writing than we will go with Wolf. Once we receive the new contract from WM the board will send to attorney for review. Once approved by attorney the board we will sign with WM.

6.4 South shore public beach sun shade

Owners need to decided where they want the shades and present to the board. Additional netting work needs to be done before winter.

6.5 Maintenance committee

If a residence would like to use the skid loader they will need to come to the meeting and sign the waivers required. Lot cleanup – Terry provided Margaret and Pam with the clean up letters and a list of lot numbers. Approximately 20 letters were sent out.

6.6 2026 tree trimming and planting

3 association trees to be trimmed or removed.

6.7 Security gates

Scott Siebold prepared a presentation regarding the bids received as well as additional statistics and distributed to the board. Board did a high-level review; we will have a committee meeting once board is prepared to present.

6.8 2026 ANSI inspections

6.9 Approve Push Mower Purchase

Paul motion to approved purchase, Scott seconded, approved.

6.10 Mosquito Spraying

Mosquito Authority will begin soon.

6.11 Road maintenance

Roads will be done before 4th weekend.

6.12 4th of July Dance/Celebration

Everything on task.

6.13 Boat Ramp Retaining Wall

Will address once water recedes.

7.0 Other Business if Needed

8.0 Concerns of the Board of Directors

9.0 Set Date/Time for Next Meeting

August 8, 2026 9:00am

10.0 Meeting Adjournment

10:23am