

JACKSON SCHOOL HOMEOWNERS
HOA BOARD MEETING MINUTES
August 18, 2009

Board Members Present

Todd Powell
David O'Connor
Doug Walti
Nachtigal

Employees Present

Carolyn Ortman
Judy Reed
Attorney, Fred

Todd Powell called the meeting to order at 7:00pm.

1. Todd Powell moved to approve the following items on the consent agenda:
 - a. Minutes of the July 21, 2009 Board meeting.
 - b. Agenda for August 18, 2009 Board meeting.
 - c. Fun in the Sun BBQ update.
 - d. Pathway repaving update.

David O'Connor asked to have item D, the Pathway repaving update, moved to a discussion item.

Todd Powell moved to approve the consent agenda without item D. David O'Connor seconded the motion and it passed unanimously.

2. Legal Issues:
 - Attorney Fred Nachtigal provided an update to the Board on legal proceedings against lot #125.
3. Financial Items:
 - Item D, Pathway repaving update. Carolyn Ortman presented a bid from Signature Paving to repave the pathway, however the bid is not complete and she is unable to recommend either their bid or the previous one from Hoss paving until she has them both bidding on identical projects. The Board asked her to continue to work on the project and get back to them. She reported that lot #53 agreed with the landscapers proposal to remove the tree and stump.
3. Non-Financial Issues:
 - Todd Powell moved to approve the Landscape Remediation Policy. Doug Walti seconded the motion and it passed unanimously.
 - David O'Connor moved to proceed under article 2.2; A landscape may be declared a nuisance, on lot #248 and to start the process of declaring a nuisance on lot #297 under article 2.1. Todd Powell seconded the motion and it passed unanimously.
4. Discussion Items:
 - Carolyn Ortman notified the Board that lot #90 wishes to have the green space behind the property landscaped and lot # 89 wants it left in its natural state. The Board declined to clear and landscape the green space.
 - Lot #235 asked if the Board intended to remove the arborvitae along their property and if the arborvitae was removed would the Board pay for half of the cost of a fence. The Board will take the questions under advisement and defer a decision until a later date.
 - The CC&R committee asked the Board to address the issue of clotheslines in the back and side yards. The Board asked Carolyn to write to the homeowners in question and ask if they could make the clothesline less visible.
 - Judy Reed provided the current financial reports. She asked about capital funding for inclusion in next year's budget. David O'Connor scheduled a discussion in September about a dues increase and capital improvement funding.

- The ARC Committee approved 2 projects.
- Carolyn Ortman notified the Board that she has not had any inquiries about the newsletter editor position.
- Carolyn Ortman presented a letter from a Hillsboro resident asking to rent the school house for a music class. The Board approved the request.
- Todd Powell asked if the Board should rescind the rule against hiring Board members and Managements relatives as employees. Judy Reed provided the history behind the rule and discouraged changing it. David O'Connor stated that we might lose good Board members if we prevented their children from a chance for employment in their own community; however the Board should continue the restriction that management not hires relatives. The discussion was tabled until a later meeting.

The meeting adjourned at 8:50pm. The next meeting will be Tuesday, September 15, 2009 at 7pm.

