

**JACKSON SCHOOL HOMEOWNERS**  
**HOA BOARD MEETING MINUTES**  
January 19, 2010

**Board Members Present**

Todd Powell  
Susan Lawson  
David O'Connor  
Doug Walti

**Employees Present**

Carolyn Ortman  
Judy Reed  
Attorney Fred Nachtigal

Todd Powell called the meeting to order at 7:00pm. He named the following Board Positions for 2010.

President, Todd Powell  
Vice President, Doug Walti  
Secretary, Susan Lawson  
Treasurer, David O'Connor  
Facilities, John Pavlik

Todd Powell moved to approve the following items on the consent agenda:

1. Minutes of the November 17, 2009 monthly Board meeting.
2. Minutes of the November 17, 2009 Annual meeting.
3. Agenda for January 19, 2010 meeting.
4. Uniform Assessment Enforcement Policy revision.
5. Web update/e-newsletter update.

Susan Lawson asked that item 4 be moved to a discussion item. David O' Connor moved to approve the consent agenda minus item 4. Todd Powell seconded the motion and it passed unanimously. The Uniform Assessment Enforcement Policy revision to include notifying the mortgage holder when an account is at least 160 days past due was discussed. Todd Powell moved to approve the Uniform Assessment Enforcement Policy revision, David O'Connor seconded the motion and it passed unanimously.

**Homeowner Issues:**

Donna Martinez, lot #270 appeared in response to homeowner concerns regarding her day care center. The Board questioned the traffic impact on Regan Court and Carolyn Ortman relayed 6 residence complaints.

**Legal Issues:**

- Attorney Fred Nachtigal presented a resolution to the Board to set policy on application of partial payments on accounts that have a judgment. David O'Connor

moved to approve Jackson School Homeowners' Association Resolution as amended. Todd Powell seconded the motion and it passed unanimously.

- Mr. Nachtigal will read the letter from Ms. Martinez lawyer and reply to the Board.

The Board convened to executive session to confer with their attorney at 7:30pm.

The executive session ended at 7:45 and the Board reconvened the regular meeting.

Discussion Items:

- Carolyn Ortman presented calendar event dates for 2010.
- The Board changed the meeting in March to March 8th and in April to the 21st.
- Judy Reed presented current financial reports.
- ARC reported two requests for approval.
- Todd Powell reported that there had been no CC&R meeting this month and there are three vacancies on the committee.
- The Board set the following goals for 2010.
  1. Add residents to committees and make the committees user friendly.
  2. Make certain that committee work is consistent.
  3. Use volunteers to help reduce costs.
  4. Develop a landscape improvement timeline plan.
- Carolyn Ortman outlined a plan she is working on to upgrade the landscape. She has asked LEI to come to the February meeting to answer any questions the Board has. David O'Connor asked that we look at the sprinkler system with an eye to water reduction. The Board consensus is to conduct a resident survey in the newsletter to see what kind of landscape changes they envision.

The Board adjourned at 8:45pm.

The next meeting will be February 16, 2010 at 7pm.

