

JACKSON SCHOOL HOMEOWNERS
HOA BOARD MEETING MINUTES
July 21, 2009

Board Members Present

Todd Powell
Doug Walti
Susan Lawson
John Pavlik

Employees Present

Carolyn Ortman
Judy Reed
Attorney, Fred Nachtigal

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 June 16, 2009 Board meeting.
- b. Agenda for July 21, 2009 Board meeting.
- c. Summer program update.
- d. Fun in the Sun BBQ update.

John Pavlik 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.
- The Board considered the draft of a proposed language change to the CC&R's. The Board accepted the draft with the following change: In subparagraph 2.1 the time frame is changed from three consecutive months to one consecutive month. The Boards asked Carolyn Ortman to put an article about the policy in the newsletter.

3. Financial Items:

- Carolyn Ortman presented a bid from Hoss Paving to repave designated areas of Section K, Tract E and in front of the school house. She is waiting for a bid from Signature Paving. Todd Powell proposed that the pathways be repaired for a cost not to exceed \$22,000 for both the repaving, and necessary landscape modifications. John Pavlik seconded the motion and it passed unanimously.
- Judy Reed notified the Board that a draft of the financial review by Schwindt & Co has been received. Final copies will be sent upon receipt of JSHOA Board signature on their disclaimer letter.
- Judy Reed distributed a rate sheet for Columbia Community Bank for the Board to consider in renewing a CD that will mature on July 23rd. John Pavlik moved to renew CD #3985 for period of one year at the prevailing relationship rate. Susan Lawson seconded the motion and it passed unanimously. The Board instructed Judy to notify Columbia Community Bank.

3. Non-Financial Issues:

- Carolyn Ortman reported on the fire that was started in the woods by two 9 year old non-residents. The boy's parents are willing to make restitution by cleaning up the site. The Board suggested asking Steve Vrtiska's committee meet with Carolyn Ortman and set up a plan for the cleanup.

4. Discussion Items:

- Carolyn Ortman notified the Board she has two residents who are willing to mentor new residents who may need help with their yard care.

- The CC&R Committee rotated assignments.
- Judy Reed provided the current financial reports.
- The ARC Committee approved 4 projects.
- Carolyn Ortman notified the Board that Carla Harris is moving and we will need a new newsletter editor. The Board asked her to put a notice in the newsletter that we are looking for a volunteer.
- Landscape Enterprise will be spraying to eradicate clover the week of July 22.
- October's Board meeting will be on the third Thursday.
- Todd Powell reminded everyone of the BBQ on July 30.

The meeting adjourned at 8:35pm. The next meeting will be Tuesday, August 18, 2009 at 7pm.

