

**JACKSON SCHOOL HOMEOWNERS**  
***HOA BOARD MEETING MINUTES***  
June 15, 2010

**Board Members Present**  
**Present**

Todd Powell  
Susan Lawson  
John Pavlik

**Employees & Homeowners**

Carolyn Ortman  
Judy Reed  
Attorney Fred Nachtigal

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

Todd Powell moved to approve the minutes of the May 18, Board meeting as amended to state that the Board would work on a hiring protocol. John Pavlik seconded the motion and it passed unanimously.

Homeowner Concerns:

- David Lawson spoke to the Board about the CERT program. He distributed literature designed to help neighborhoods build and strengthen disaster readiness. He will coordinate with Carolyn Ortman to put an article in the newsletter with a target date in the fall to schedule a meeting with a speaker from Hillsboro.

Legal Issues:

The Board retired to executive session to discuss legal issues at 7:20pm and reconvened at 7:30 pm.

- Attorney Fred Nachtigal distributed copies of the following amendment to the CC&R's. "To enhance the peaceful and orderly use of the Association Common Areas and to stabilize maintenance costs, use of the Association Common Areas shall be limited to personal, non-business uses. The Association Common Areas shall not be used for any business or commercial purposes. Fee based and non-fee based use of the school house shall continue to be allowed at the Boards discretion." Susan Lawson moved to accept the proposal. Todd Powell seconded the motion and it passed unanimously.
- Mr. Nachtigal advised the Board that once they have done due diligence and determined that the exotic cats remain at the residence; the property owner should be informed that they are in violation of the CC&Rs and proceed with the fine process.

Financial Issues:

- Judy Reed notified the Board the painting contract with ESP ran \$45 over budget due to repairs at Lindsey pool. Todd Powell moved to approve an additional \$45 for ESP Painting. John Pavlik seconded the motion and it passed unanimously.
- Judy Reed reported that Schwindt and Co. have completed their financial review. A draft copy is available now, the bound copies will be sent once the President and Treasurer have signed off. Once again we received a favorable report.

#### Non-Financial Items:

- Todd Powell reported on the bike moguls in the woods. He plans to ask for a more specific plan to maintain the areas and to ask the bikers to be accountable for the area.
- Todd Powell and Susan Lawson were unable to meet to prepare a hiring protocol. The item will carry over to the July meeting.

#### Discussion Items:

- ARC Committee met and approved one request, two requests received conditional approval.
- CC&R Committee met.
- Dave Schafer notified the Board that vandals damaged the controller box behind Gwen court and that a significant amount of landscape debris is being dumped onto our property by owners off NE 2nd Street. The Board asked Carolyn to send a letter to the property owners asking them not to dump and to remove the debris they have dumped.

The meeting adjourned at 8:10pm.

The next meeting will be July 20, 2010 at 7pm.

