

JACKSON SCHOOL HOMEOWNERS
HOA BOARD MEETING MINUTES
May 18, 2010

Board Members Present
Present

Todd Powell
Susan Lawson
David O'Connor
Doug Walti

Employees & Homeowners

Carolyn Ortman
Judy Reed
Attorney Fred Nachtigal
Hank Bosak

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

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

1. Minutes of the April 21, 2010 monthly Board meeting.
2. Pool Repairs.

Susan Lawson seconded the motion and it passed unanimously.

Legal Issues:

- Attorney Fred Nachtigal distributed copies of an amendment to the CC&R's limiting common area use to personal non-business use. The Board asked him to review it because we do allow business to rent and use the school house.
- Mr. Nachtigal gave the Board an update on properties that are in lien status. Lot numbers 17 and 239 are out for service. The board asked Carolyn to write a letter to lot #451 acknowledging their payment. Lot #245 has a lien and is in foreclosure, Fred will hold off until we see if it is auctioned off.

Financial Issues:

- Judy Reed notified the Board that a 56K Certificate of Deposit with West Coast Bank will mature on May 29th. The Board asked Treasurer David O'Connor to handle renewing it with West Coast bank.

Discussion Items:

- Carolyn Ortman reported that the ARC Committee met.
- Carolyn Ortman reported that the CC&R Committee has scheduled their drive thru on Wednesday, May 19th.
- Judy Reed presented the current financial reports.
- Carolyn Ortman asked the Board to consider reforming the Financial Review committee. The Board consensus is that there we are meeting our auditor's recommendations and there are adequate firewalls to prevent both employee and/or

- Board member theft. Treasure David O'Connor will write an article for the newsletter explaining the accounting procedures that are in place.
- Dave Schafer gave the Board a cost analysis to upgrade the irrigation controller for Track K. The Board decided not to do the project at this time and asked Carolyn to convey their decision and appreciation for his work.
 - Carolyn Ortman described her hiring protocol. There is not currently any written policy prohibiting a manager from hiring her relatives, only anecdotal. Susan Lawson and Todd Powell will write a policy so that in the future a manager will not be allowed to hire family members.
 - The Board asked to have the tennis courts cleaned.

Homeowner Items:

- Hank Bosak asked the Board to reconsider removing the bike moguls in the woods. The Board will put the matter over to the June Board meeting and asked Carolyn Ortman to notify the landscaper.

The meeting adjourned at 8:30pm.

The next meeting will be June 15, 2010 at 7pm.

