

**JACKSON SCHOOL HOMEOWNERS**  
***HOA BOARD MEETING MINUTES***  
November 18, 2009

**Board Members Present**

Todd Powell  
Susan Lawson  
David O'Connor  
Doug Walti  
John  
Pavlik

**Employees Present**

Carolyn Ortman  
Judy Reed  
Attorney Fred Nachtigal

Todd Powell called the meeting to order at 7:30pm.

David O'Connor moved to approve the following items on the consent agenda:

1. Minutes of the October 22, 2009 Board meeting.
2. Agenda for November 17, 2009 Board meeting.
3. Policy Revisions.
  - a. Newsletter policy
  - b. Homeowner Property used as a Rental Policy
  - c. Recreational Vehicle Parking Policy
  - e. Neighborhood Watch Policy
  - f. Common Area Policy
  - g. Garbage/Refuse/Recycling Containers

He asked that item d. Tennis Court Policy is moved to a discussion item. Todd Powell seconded the motion and it passed unanimously.

**Legal Issues:**

- Fred Nachtigal informed the Board that a court date of Dec. 3rd should provide resolution regarding lot #125.
- Mr. Nachtigal will talk to Pacific Title about Jackson School #12.

**Financial Issues:**

- David O'Connor asked that management compensation be moved to be heard in executive session.
- Judy Reed presented the budget for 2010. The budget supports current programs with a shortfall in reserve funding of approximately 6K to be made up with prior retained earnings. David O'Connor moved to approve the 2010 budget. Susan Lawson seconded the motion and it passed unanimously.

- Todd Powell moved to approve the 2010 Reserve Study. David O'Connor seconded the motion and it passed unanimously.
- David O'Connor moved to increase homeowner dues in the amount of \$5 beginning January 1, 2011. Todd Powell seconded the motion and it passed unanimously.
- Carolyn Ortman presented the cost to eliminate weeds along property lines in a trial area around the school house and on tract B & T. The additional cost would be \$1,200 in 2010. Todd Powell moved to amend the 2010 Budget to increase the Landscape expense by \$1,000 and eliminate the \$1,000 expense of cleaning the tennis courts. Susan Lawson seconded the motion and it passed unanimously.
- The CC&R recommended that Lot #183 be fined. The Board resolved to begin fines per Board policy on Monday Nov. 30th.

Discussion Items:

- Carolyn Ortman reported that our tennis court policy setting aside time for adults only put us in danger of violating anti-discrimination laws. Todd Powell moved to approve a new policy removing age restrictions. Susan Lawson seconded the motion and it passed unanimously.
- Judy Reed presented current financials.

Board Items:

- The Board decided to cancel the annual Board dinner in order to save money.
- Todd Powell announced that he plans to ask volunteers to help renovate the area in front of the parking lot.
- Todd Powell will lead volunteers in cleaning the tennis courts.

The meeting recessed to executive session.

The Board reconvened and passed the following resolution. David O'Connor moved to approve a bonus for Judy Reed in amount of \$250 and a bonus for Carolyn Ortman in the amount of \$500. Bonuses are payable in the first pay period in December 2009. Todd Powell seconded the motion and the motion passed unanimously.

The Board adjourned at 9:45pm.

The next meeting will be January 19, 2010 at 7pm.

