

JACKSON SCHOOL HOMEOWNERS
HOA BOARD MEETING MINUTES
October 22, 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 7:00pm.

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

- a. Minutes of the September 15, 2009 Board meeting.
- b. Agenda for October 22, 2009 Board meeting.
- c. Pathway update.
- d. Debt write off.

Doug Walti seconded the agenda and it passed unanimously.

2. Dues Discussion:

- Judy Reed presented current financial reports and noted that the last dues increase was 10 years ago and it was wholly dedicated to funding a reserve for repair and maintenance. The last dues increase for general services was 12 years ago.
- David O'Connor presented the three options that the Board is considering.
 1. Get by another year without an increase.
 2. A \$2.50 to 3.00 increases allowing for continued services for 2-4 years but no improvements.
 3. A \$5 increase to make some improvements and go a longer period of time between increases.
- David O'Connor read a letter from Paul Danko, past president of JSHOA, conveying his support of the Board's decision to increase dues.
- Art Fletcher, past treasure of JSHOA, encouraged the board to obtain more feedback from the homeowners before making a decision. He suggested a newsletter article include specific projects that a dues increase would support.
- President Todd Powell encouraged the homeowners to communicate their positions on a dues increase and assured them that the Board would consider them.

3. Action Items:

- David O'Connor moved to renew CD #4758 with Columbia Community Bank for a period of 24 months at the prevailing interest rate with an option to reset. Todd Powell seconded the motion and it passed unanimously.
- Carolyn Ortman presented a proposal from LEI to use a granular product to control weeds instead of the current spraying. The Board consensus is to do a trial area this year and see if the results are worth the additional cost.
- Todd Powell moved to approve a 3 year contract with Landscape Enterprises, Inc. for landscape services. Susan Lawson seconded the motion and it passed unanimously.
- The CC&R Committee recommended Lot #125 be fined. Todd Powell moved to begin the fine process on lot #125. Susan Lawson seconded the motion. Voting for the fine were Todd Powell, Susan Lawson, Doug Walti and John Pavlik. David O'Connor abstained. The motion passed.
- Lot #171 asked the Board to allow their shed to remain and approve the fence repairs on their property. Todd Powell recommended that they fill out an Architectural Review application for the fence. The Board will table any fines until the ARC Committee rules on the project.

4. Discussion Items:

- ARC Committee reviewed an application for a shed.

5. Legal Issues:

- The Board met with the association attorney in executive session.

The meeting adjourned at 9:45pm.

The next meeting and the Annual Meeting will be November 17, at 7pm.

