

JACKSON SCHOOL HOMEOWNERS
HOA BOARD MEETING MINUTES
September 15, 2009

Board Members Present

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

Employees Present

Carolyn Ortman
Judy Reed

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 August 18, 2009 Board meeting.
- b. Agenda for September 15, 2009 Board meeting.
- c. Update on BBQ.
- d. Board Elections.
- e. Pathway update.

John Pavlik seconded the agenda and it passed unanimously.

2. Legal Issues:

- Carolyn Ortman reported on Attorney Fred Nachtigal's attempts to settle the debt owed by lot #125.
- Lot # 248 has been auctioned and she is waiting to hear from the title company.

3. Financial Items:

- Lot #442 requested relief from the late fee assessed on his dues. Todd Powell moved to rescind the late fee, John Pavlik seconded the motion. Voting for the motion were Todd Powell, John Pavlik, Susan Lawson and Doug Walti. David O'Connor abstained. Motion passes.
- Lot # 557 asked for an extension of time to repair the trim and gutter on the property before CC&R fines begin. The Board granted a 30 day extension to finish the project.
- Lot #514 appeared to contest the fines about to be levied because the violation wasn't specific enough. The Board asked Carolyn Ortman to send a letter notifying the homeowner to remove the clover.

4. Discussion Items:

- Judy Reed presented current financial reports and a summary of the last 10 years to aid the Board in their decisions regarding next year's budget. The Board also

- received copies of Schwindt and Co. Financial Review of 2008. A copy of the report will remain in the office for any homeowner who wishes to see it. She distributed copies of a Reserve Study for 2010 and asked for any changes or amendments at the next Board meeting.
- David O'Connor presented three options for the Board to consider for both next year's budget and funding a capital improvement program.
 1. No increase in dues. Option with no spending on capital improvements, no growth in budget.
 2. Increase of \$2.50 to \$3.00. Option would allow some improvement to landscaping and other areas.
 3. Increase of \$5.00. Would allow more meaningful improvements such as we did this year.

He pointed out that the since the dues were last raised in 2000 the consumer price index has risen 23%.
 - The CC&R committee sent a concern about a vinyl patio to the ARC for their attention. The homeowner will be notified of their actions.
 - Carolyn Ortman is still looking for a newsletter editor. In the interim she has contracted with a professional on a month by month basis at a cost of \$120 to \$150.
 - A recap of the summer programs was distributed.
 - The Board discussed including a more expensive weed control program in next year's budget.

The meeting adjourned at 8:55pm. The next meeting will be Thursday, October 22, 2009 at 7pm.

