

Jackson Creek Filing No. 5 Homeowner's Association Annual Meeting 2022 - Conducted via Zoom

December 3, 2022

Called to Order: 10:08am by Michelle Lashley

Establishment of Quorum: Agreement that Quorum had been established.

Board Members In Attendance: Michelle Lashley, Steve Scherrer, Shirley Bresciani, Bryan Gray and Tanya Bingham. Kristie McKitterick from Balanced Bookkeeping & Community Assoc. Management was also in attendance. Board members introduced themselves.

Charles Roth made a motion to adopt the 2020 & 2021 Annual Meeting Minutes. Steve Scherrer seconded the motion. Adopted as noted. All were in favor.

President's Report: Michelle reported that upon review of 2022, it was a quiet year with minimal violations reported overall. Balanced Bookkeeping researched garbage collection options. The association renewed with GFL in January for 3 years. There will be no increase in HOA dues for 2023. An increase is anticipated for 2024, but more information will become available in the 3rd quarter of 2023. Everyone was reminded that the

HOA does not manage snow removal in the community. It is done by Tri-View Metropolitan, and information is available on the Academy View website. Residents must shovel walkways and mailbox areas. Some homeowners had stopped watering lawns early in the fall. We will address any issues in the spring newsletter.

Treasurer's Report: The Treasurer's report was presented by Steve Scherrer. The annual budget for 2023 is projected to remain at the same expense level, and HOA dues will remain the same. Trash collection is the biggest expense item, and many services are increasing due to inflation. The budget amount allocated for legal expenses was reduced, and the budget for insurance expenses was increased. It is a balanced budget overall with expenses allocated mostly toward trash service and community management services.

Lastly, Steve reported that total assets were \$28,689.04. Chuck Roth asked if we could offset an increase in dues with assets. Steve explained that the idea would be taken into consideration when more is confirmed regarding overall costs of budget items.

Kristie with Balanced Bookkeeping explained that a notice will get publicly posted on a homeowner's

front door if people are behind in paying dues. This is a government law. Michelle explained that every effort would be made to work with homeowners if they were experiencing any financial distress. The notice on the door would be regarding the necessary course of legal action - HB221137 Statute.

ARC Report:

Michael Kaye and Bruce Byerly were not available to report for the ARC. Shirley Bresciani reported that there were very few applications and no particular issues of concern. There were some paint applications approved. Kristie explained the process for completing an ARC application to make a change to your property, and offered the option of contacting Michael Kaye directly.

Election of Board Members: There were no write-in candidates for the board. All voted in favor of re-electing the same board members.

Homeowner questions and general comments: Kristie expressed thanks to Bryan Gray for maintaining the lights at the front entrance of the community. Kristie asked everyone if they preferred to continue to hold zoom meetings or go back to meeting in person. Homeowners preferred the convenience of zoom meetings and asked to

have information packets sent out closer to the scheduled meeting date.

One homeowner asked about our HOA property boundaries. Kristie offered to help over the phone and through the county website. A different homeowner asked about having the community dumpster back. Michelle explained that in order to keep costs low and avoid non-community members abusing the dumpster that we would no longer be planning to have it. Another homeowner brought up concern for safety due to increased crime in town. Michelle explained that we have a neighborhood watch program, but the HOA only learns about incidents as they happen. When asked about increased numbers of street lights or a gate for the community entrance, Steve replied that Tri-View would be involved in those decisions. It was agreed that we need to remain vigilant and warn others via social media if there is a neighborhood concern. The request could be brought up to Tri-View about increasing security detail.

Kim Walsh mentioned that she was talking with Monument Police Department to have neighborhood watch meetings in early 2023. There is currently a Facebook page and the neighborhood watch is looking to establish block captains in the future.

The homeowners like the option of paying dues on-line and thanked the HOA for that convenience. The idea of holding the annual meeting earlier in the 4th quarter was discussed, but the meeting must take place in December per the Covenants.

Gift Cards presented by the Board to names randomly drawn will be mailed out to the recipients.

Meeting adjourned: 10:50am