

Jackson Creek Filing No.5 Homeowner's Association, Inc.
Annual Meeting
Bear Creek Elementary School
Saturday, December 3, 2011

Call to Order: Jason Mezey called the meeting to order at 12:35pm.

Establishment of Quorum: Quorum was established.

Board Members In Attendance: Board members present were Jason Mezey, President, Michelle Lashley, Secretary, Steve Scherrer, Member at large, and, Johan Moum, Treasurer. Also present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Approval of 2010 Annual Meeting Minutes: Maja Krakowiak made a motion to approve the December 8, 2010 minutes, Penny Bradley seconded the motion, motion carried, minutes approved.

President's Report: Jason recapped the past year including:

- Richmond building efforts are nearing completion with only 3 homes remaining under construction.
- Spring ice cream social organized by Lynn Steketee was a success
- Lynn Steketee's resignation from the Board in July
- Thanks to Burle and Craig Glass for organizing the community picnic
- Michelle Lashley's appointment to the board in July
- Johan Moum and Steve Scherrer's appointments to the board in October

Election of Homeowner Board Members: Members listed on the ballot provided introductions for the vote. Ballots were collected. All 5 members on the ballot were elected to the Board.

Financial Report: General overviews of the financials were discussed.

- Renewed contract with Balanced Bookkeeping for 2012
- Budget reserves overview
- No HOA dues increase for 2012
- Legal line item budget decrease due to reduced need
- Plans for additional community functions in 2012

Vote was made to ratify budget, 22 - yes votes, 0 - no votes. Budget was approved.

Homeowner Input: Issues discussed were:

1. It was asked if the trees in the open spaces were Tri-View's responsibility to replace when they died. Per Kristie McKitterick, Tri-View will remove dead trees, but they will not replace them. Discussion surrounding providing notification to Balanced

Bookkeeping in the event of dead trees in open spaces, security lights not working, issues with vandalism, graffiti, etc. occurred. Also, in the event of vandalism, the Monument Police should also be notified.

2. Jason Mezey provided a reminder of:

- a. Completing the input survey on the HOA web site
- b. Providing updates to the neighborhood e-mail listing
- c. Periodic review of the events calendar on the HOA web site for updates

The meeting was adjourned at 1:15pm.

Michelle Lashley took the minutes on behalf of the Board.