

Jackson Creek Filing No. 5 Homeowner's Association Annual Meeting - Bear Creek Elementary School

December 7, 2019

Called to Order: 12:02pm by Michelle Lashley

Establishment of Quorum: Quorum was established

Board Members In Attendance: Michelle Lashley, Shirley Bresciani, Tanya Bingham, and Matt Harris. Kristie McKitterick from Balanced Bookkeeping & Community Assoc. Management was also in attendance. Steve Scherrer was unable to attend.

Location: The meeting was held at Bear Creek Elementary School, Monument, CO

President's Remarks: Michelle introduced the Board Members individually and then asked Matt to speak to the group about the ARC. He explained what the committee does and that community members Kevin Barney and Michael Kaye are also committee members. They review the form and application to determine if requests meet the rules and regulations of Academy view. Matt explained that trees, landscaping, fencing, exterior painting of homes and other exterior changes/additions need to be asked about in advance. He reminded everyone to consult the Academy View website for more information.

Kim Walsh is in charge of the neighborhood watch program for all of Jackson Creek. There are over 100 members on FB and good participation in the program. Go to Jackson Creek Neighborhood Watch on Facebook to join or view the page. The first meeting was held in September 2019, and there will be 2 meetings per year to discuss neighborhood security precautions and concerns.

Michelle introduced Attorney Steve Lebel. He addressed the group to discuss the purpose of an HOA and Covenants. It was helpful and educational for homeowners in the community. He explained that the Covenants are at the top of the pyramid. By-Laws fall below that and they explain how the Board operates. Then come the Rules, Regulations, Policies and Procedures. Rules cannot conflict with

By-laws or Covenants. Our particular Covenants say that domestic animals are supposed to be under control at all times. This includes cats. Steve addressed questions from the group. A question was asked about who is responsible for snow removal in common areas and Michelle addressed it and explained they should contact Tri-View Metropolitan.

Motion to adopt 2018 Annual Meeting Minutes made by Matt Harris and Michael Kaye seconded.

President's Report and Community Business: Michelle addressed community business and began by asking homeowners to keep their properties looking good, as our community is aging. We discussed the concern for dead trees and lawn maintenance. We had the garage sale this year, and the turnout was very good. We will likely hold that again in 2020, and we will work in conjunction with the entire Jackson Creek neighborhood to encourage a large turnout.

Violations this year have been on par with previous years. Michelle explained the process of how we work through resolving issues with our management company and the homeowner.

Members asked if we can have the dumpsters 2 times this year. We are only going to have them one time in the spring after the garage sale. It was not utilized as much during the second time last year.

Michelle encouraged homeowners to provide Kristie with email addresses to improve communication in the neighborhood. Everyone was reminded that Tri-View Metropolitan manages the street snow plowing. Homeowners must shovel the driveway and sidewalk area in front of their own home. Michelle offered the option for homeowners to contribute to the newsletter by contacting Kristie via email with their input.

Treasurer's Report 2019- given by Michelle Lashley: The annual budget for 2020 increased to \$37,313. She explained that due to legal costs and trash service, we have increased monthly dues to \$34/month for all homeowners. Bestway will be collecting recycling fees separately from individual homeowners. Michelle asked if anyone

wanted to make a nomination for new members to the board. Michelle asked if people would like to vote by a show of hands to be re-elected. All were in favor. None were opposed. The same board members were re-elected.

Motion carried to ratify the 2020 budget.

The next board meeting will be scheduled for January 2020.

A community member asked if there were any rules regarding parking on the street.

Meeting adjourned: 12:50pm