

Meeting of Jackson Creek #5 HOA member meeting
Creekside Middle School
Oct. 30, 2008, 7pm

Officers Present:

James Thompson treasurer (leading the meeting),
Roxanne Smestad vice President
Amy Neumedahl at large
Mona Paulson secretary

Pre 7pm start. Roll call taken of home owners/members attending.

Meeting started at 7pm
Proof of notice of meeting was displayed on screen

Report of officers:

James presented an Overview of the meeting agenda. See his power point presentation. This should be an attachment to the minutes.

Treasurer's report- (James)

Finances are better now than at the last two meetings. JC#5HOA is still short on state law compliance of \$3880 "reserves" for the 67 properties filled in our filing..
See 2009 proposed budget handouts from pp.

Report of Committees:

Julie Pearson gave ARC report.

Election (appointment) of inspectors of election: Matt Taraborelli and Steve Riker.

Election of Directors – initially, no one would volunteer to run. Eventually Katy Nigon and Michelle Nunez volunteered to be candidates. They were each unanimously elected by the 21 homes that were present and signed in for roll-call. The new board will meet Nov. 12, 2008 to decide positions/resposibilities. Mona Paulson rotated off, after her 1 year term was over. The vice-president position had been vacated by resignation early summer. Total board members is five, meeting by-law requirements.

Unfinished business.

a. Trash Service: new option on comprehensive recycling. Best Way said we need 10% of the community (7 homes), and about 10 of those at the meeting signed up immediately.

*****Email needs to be sent to community to ask for more participants.

b. Report on individual trash collection fees vs. HOA contract – differs by about \$4.00 per month.

I.e. If no HOA dues, trash/recycling runs about \$25/mo

Vs. HOA dues of \$29, including trash plus other services.

New Business

Possibility of Dissolution of the JC#5HOA

Amy reported on possible covenant enforcement items.

James stated that one possibility is keep on our track, and by end of January 2009, we should be financially viable enough to change companies, who will manage trash, receipt dues, AND be able to enforce covenants.

Refer to James' power point

Discussion by the members:

Suggest two Task Forces be established:

1. to use money to investigate dissolving the HOA (because legal counsel is needed).
Straw vote—9 to use money to investigate dissolving HOA; 12 against. No majority of those present. So, at this point, no funds will be used to pursue this possibility.
2. Task Force for investigating dissolution.
Volunteer group to investigate the costs and steps that would be needed to dissolve the JC#5HOA. Volunteers signed on. December 1 deadline set to submit findings to the BOD. So information can go out with notification for Dec. 15, 2008 Annual Meeting to approve 2009 Budget, and decide on future business.

Meeting adjourned at 8:29pm.

In attendance were: (ROCKY HAS ATTENDANCE Sheet,. AND THIS NEEDS TO BE FILLED IN.)