

Jackson Creek Filing No. 5 Homeowner's Association Annual Meeting - Conducted via Zoom due to Covid-19

December 5, 2020

Called to Order: 10:05am by Michelle Lashley

Establishment of Quorum: Quorum was established

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

President's Remarks: Michelle introduced the Board Members individually and then asked Michael Kaye to speak to the group about the Architectural Review Committee. Kevin Barney is also a member of the ARC. Michael explained that all has been going well. There were mostly landscape requests this past year. The Academy View website is a resource for more information. Community members must consult with the Architectural Review Committee prior to making exterior home modifications.

Kim Walsh is in charge of the neighborhood watch program for all of Jackson Creek. They have a Facebook page with good participation in the

program. Go to Jackson Creek Neighborhood Watch on Facebook to join or view the page.

Motion to adopt 2019 Annual Meeting Minutes made by Michael Kaye and Kevin Barney seconded the motion.

President's Report and Community Business:

Michelle addressed community business and reminded homeowners to continue to maintain their properties. There were twelve homes sold in Academy View this past year. Recycling service is paid by homeowners directly to GFL. It is no longer paid through HOA dues.

The concern for dead trees and lawn maintenance was discussed. Early freezing temperatures are of particular concern, as we will see how many trees are able to recover by the spring. The garage sale took place this year, and the turnout was fairly good in spite of the pandemic. We will plan to hold the garage sale again in 2021. We will plan to provide the dumpster in late summer for Academy View community use.

Violations this year have been lower than in previous years. Michelle explained that Triview Metropolitan is responsible for snow removal. Homeowners must shovel the driveway and sidewalk area in front of their own home.

Community members can submit tips, recipes, etc. to Kristie if they would like them included in the newsletter. All members are encouraged to share their email address with Kristie to receive communication electronically.

A member asked if tree removal needed to be approved by ARC. ANY change to the exterior of a home should go through ARC, however “touch-ups” of the same paint color do not need approval.

A member asked about the open space behind Academy View near Jackson Creek Pkwy. The land is not the responsibility of the HOA. It is the responsibility of the owners.

Treasurer’s Report: The Treasurer’s report was presented by Steve Scherrer. The annual budget for 2021 is projected to remain the same at \$37,313. HOA dues will remain the same. Steve reviewed the financial summary and explained that negative accounts receivable are due to people that prepay dues for the year. Steve explained that fees are mainly allocated to Management and Trash Collection.

Election of Board Members: There was a show of hands among meeting participants to vote to re-elect the current HOA board members. All were in favor. The same board members were re-elected.

A community member asked if a permit was required to cut down a tree. Kristie explained that a permit was not required. Another member suggested that people running for a Board member position provide an informational bio about themselves. Another member asked if there was a way to prevent parking on the street. A Covenant change would be required to modify this rule. Changes to the Covenants can potentially cost thousands of dollars in legal fees and then would need to be monitored and enforced. There was a live drawing for gift cards to be presented to various community members in attendance.

Meeting adjourned: 10:57am