

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

December 4, 2021

Called to Order: 10:03am by Michelle Lashley

Establishment of Quorum: Quorum was not established

Meeting Closed: 10:05am

Board Members In Attendance: Michelle Lashley, Steve Scherrer and Tanya Bingham. Kristie McKitterick from Balanced Bookkeeping & Community Assoc. Management was also in attendance. Matt Harris did not attend and will not continue to serve on the Board.

President's Report: Michelle introduced the Board members individually. There were fewer violations reported this year, and it was remarked how Kristie and her team at Balanced Bookkeeping did a great job keeping up with the neighborhood. All new lighting was installed at the entrance on Kitchener Way. Everyone was reminded that the HOA does not manage snow removal in the community. It is done by TriView Metropolitan. Residents must shovel walkways and mailbox areas. We will be looking for the removal of dead trees on properties as springtime approaches. This will help to

maintain the appearance of the community, and Kristie will send post card reminders to residents. Due to resident feedback and cost, the Board made a unanimous decision to not have the dumpster available this year. It will help to maintain the cost of current dues. Our community pays for and provides the dumpster service, but others from outside the neighborhood are using it. It was overfilled before the end of the first day it was available. As an alternative, people may use the local disposal site in Monument off of Highway 105. Steve suggested the Town of Monument website to find free options for local disposal. The Garage Sale for 2022 will be held on 6/17/22 & 6/18/22. It will be held every 3rd weekend in June each year moving forward.

Treasurer's Report: The Treasurer's report was presented by Steve Scherrer. The annual budget for 2022 is projected to remain at the same expense level. HOA dues will remain the same. Steve explained that an estimated increase in trash costs are offset by a reduction in cost for community events. Other estimated fees are consistent. Legal fees were reduced since there were no expenses incurred in 2021. Office Administration costs were increased slightly due to mailouts, zoom hosting fees, postage, newsletter

costs and website maintenance. Michelle clarified that Management fees are for Balanced Bookkeeping time and services, and Administration expenses are material costs. Steve explained that we are not creating a budget that makes money; rather, our revenue increased due to not having any legal fees last year. HOA assets are not for property maintenance, but they are reserved for legal expenses that may arise with homeowners. The dues that residents pay are approximately what would be spent on trash service alone. The HOA gets a bulk discount. For the price of dues, we benefit from the services of the management company, covenant enforcement and trash collection.

Lastly, Steve mentioned that the negative number reported for total accounts receivable is due to people who pre-pay dues as an annual payment. Dues would be refunded if someone moved away in the middle of the year.

ARC Report:

Michael Kaye reported that there were no particular issues of concern. All items and requests

that were approved were done so quickly. The ARC, including Michael Kaye, Bruce Beverly and Shirley Bresciani, reported that there was not a lot of activity for the committee in the community this year.

Michelle and Kristie discussed proceeding without having reached Quorum. The Board appointed themselves back to the same positions on the Board, and appointed Brian Gray to the Board in place of Matt Harris. The 2022 Budget will move forward.

10 names were randomly drawn to receive 10 gift cards. The gift cards presented by the Board were mailed to the recipients.

Meeting unofficially adjourned: 10:39am