

Jackson Creek Filing No. 5 Homeowner's Association

Annual Meeting – Bear Creek Elementary School

December 2, 2017

Called to Order: 12:03pm by Michelle Lashley

Establishment of Quorum: Quorum was established

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

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

President's Remarks: Michelle introduced the Board Members and asked Shirley Bresciani to address the group about the Neighborhood Watch program. She asked community members to be aware and report suspicious behavior, but announced that all has been quiet in the neighborhood lately.

Mike Brandl from American Family Insurance was presented as a speaker to the group. He discussed insurance options for homeowners.

Michelle thanked Mike Abair for serving on the board and announced that he was stepping down from his position. Matt Harris addressed the group about the ARC committee. He explained that exterior home paint colors needed to be approved by the committee, as well as structures and landscaping changes. Details for contacting ARC are on the Academy View website. There are 4 members on the ARC committee and they are seeking a 5th member.

Motion to adopt 2017 Annual Meeting Minutes by Mike Abair and seconded by Chuck Roth.

Treasurer's Report 2017: Due to Steve's absence, Michelle reviewed the budget summary. Michelle noted that there are no changes/increases in our dues. However, trash service from Best Way has gone up \$.75. Our HOA policy costs have decreased. We have a small surplus in the budget. It is required to have excess money in the bank to deal with covenant/homeowner issues as they arise.

Motion carried to ratify the 2018 budget.

President's Report: Michelle announced that we did not have the annual picnic this year due to declining numbers of families that were participating. We did keep the garage sale because it was at no cost to the community. The dates for that event as well as the dumpsters will be determined in January. Sara noted that we should not plan the dumpster on back to school week. Spring and mid-summer are optimal times to plan the dumpster. The community only received 71 violation letters this year, which is down from last year. Michelle reminded everyone about our Academy View website and encouraged residents to provide their email address to Kristie.

Kristie addressed the room regarding Tri-View's role in maintaining our neighborhood. She explained that it is Tri-View's responsibility to plow and maintain streets. It is the homeowner's responsibility to maintain mailbox areas and sidewalks in front of their homes. Neighbors made a comment that they are dissatisfied with Tri-View's performance in relation to the money that we pay for their service. Michelle noted that neighbors should contact Tri-View directly to take care of shoveling and plowing. Kristie has worked hard to maintain a good relationship with them and we have seen improvements in the service from Tri-View over the years

The next board meeting will be scheduled for January 2018.

Election of HOA Board Members: Members were listed on a ballot. A show of hands was recorded to re-elect the members of the board. Results were Michelle Lashley, Shirley Bresciani, Steve Sherrer, Tanya Bingham and Matt Harris elected. Motion approved to re-elect the board.

Meeting adjourned : 12:55pm

DRAFT