

Jackson Creek Filing No. 5 Homeowner's Association

Annual Meeting - Bear Creek Elementary School

December 1, 2018

Called to Order: 12:03pm by Michelle Lashley

Establishment of Quorum: Quorum was established

Board Members In Attendance: Michelle Lashley, Shirley Bresciani, Tanya Bingham, Steve Scherrer and Matt Harris. 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 individually and then asked Matt to speak to the group about the ACC and what the committee does. He explained that exterior home paint colors need to be approved by the committee, as well as structures, trampolines and landscaping changes. Details for contacting ARC are on the Academy View website. There were no questions for Matt from the public. There are 5 members on the ARC committee. Michelle thanked Shirley Bresciani for serving the Neighborhood Watch program, but explained that she was stepping down from the position. Michelle asked if anyone else was interested in serving on the Neighborhood Watch committee.

Next, Michelle introduced attorney Steve Lebel to talk to the group about what the HOA is, how the covenants work and how bylaws and may be changed. Steve Scherrer asked Steve Lebel to please explain how budget changes work.

Motion to adopt 2017 Annual Meeting Minutes made by Bruce Byerly and Mike Abair seconded.

Michelle addressed community business and began by asking homeowners to provide their email addresses. We had the garage sale this year, and the turnout was very good. We will likely hold that again in May. Members asked if we can have the dumpsters 2 times this year. A homeowner asked if we could have one in the spring and one in the fall. We want to keep the member HOA dues the same. Bestway will be increasing recycling fees by \$.15/month starting in January 2019. We only sent 64 violation letters to homeowners this year. That is almost ½ the number that we had last year. A homeowner asked if the entrance to the community could be improved. Michelle explained that Tri-View is in charge of maintaining that area, as well as the park areas. Another homeowner asked if we could contact Tri-View to make them do a better job to maintain weed control in our community entrance way. Kristie received confirmation from Tri-View that they would be fixing the sidewalk portion that is near the trail on Paiute. Michelle reminded everyone that Tri-View 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.

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. One homeowner noted that we should not plan the dumpster on back to school week. Spring and mid-summer are optimal times to plan the dumpster. Michelle reminded everyone about our Academy View website and encouraged residents to provide their email address to Kristie.

Treasurer's Report 2018: Steve addressed the group about reviewing the upcoming 2019 budget. He explained where our dues money is being spent. Bestway is asking for a modest and reasonable increase in fees. Steve explained that legal fees must be estimated, and our budgeted amount will be lowered this year. Our community event budget will be reduced to allow for the increase in Bestway fees, so as to not increase our homeowner's dues. Steve contacted Bestway to ask about services provided for fees if we acted individually. We are doing well to get all that we do for the fees that we are charged. Regarding assets, we do not need to have a large sum of money reserved in assets. We keep our savings of \$19,000 in order to pay for potential legal fees within the community. We are prepared in case a situation should arrive. Accounts receivable are recorded as a negative number when homeowners pay their dues in advance for the entire year. Our HOA policy costs have decreased.

Michelle asked if people would like to vote by a show of hands to be re-elected. All were in favor. None were opposed.

Michelle asked if there were any questions and there was no response from the homeowners.

Motion carried to ratify the 2019 budget.

The next board meeting will be scheduled for January/February 2018.

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

Meeting adjourned : 12:44pm