

Jackson Creek Filing #5 HOA Meeting  
Creekside Middle School  
7:00 PM

December 17, 2008

Meeting was called to order at 7:10pm by President, James Thompson.(sign in required and photo id,). Vice President Kate Nigon, Secretary Amy Numedahl, Treasurer Roxanne Smestad, and Member at Large Michelle Nunez were also present.

1. Attendance was verified by photo id, sign in. (Roll Call)
2. Proof of Notice of Meeting was noted
3. Report of Officers/Board of Directors
  - James gave introductions of the Board of Directors
  - A review of the Budget finances was presented.
4. Report of Architectural Review
  - Nothing to report since last meeting
  - Next meeting planned in January
  - Get Landscape plans/Extensions in to [roxanne.smestad@gmail.com](mailto:roxanne.smestad@gmail.com)
5. Unfinished Business:

Covenant Enforcement: New Contract proposed to start Feb. 1 with Balanced Bookkeeping @ 5.75 per house. Average of 2 passes per month (more in summer). 1<sup>st</sup> notice = written, 2<sup>nd</sup> Notice = written with compliance date, 3<sup>rd</sup> Notice = notice of action. Homeowners discussed pros and cons. No agreement reached and decision tabled.

Ratifying the 2009 Budget.

Recycling: Starts on the first of each month. Notification needs to be sent to [Roxanne.smestad@gmail.com](mailto:Roxanne.smestad@gmail.com), she will notify the Bestway folks, and write back to you so you know when to expect it. The following 1<sup>st</sup> of the month is when you owe \$5.

#### 6. New Business

Reduction in Late Fee: From \$25 to \$15

Legal Proceeding/Lawsuit: Cannot participate in lawsuit without proposed budget. Requires 67% approval before proceeding unless JC HOA is named as defendant. Covenants do authorize board to take action to ensure solvency.

Research findings on dissolution options: See "Dissolution Bottom Line", 3 slides. Pros and Cons were presented for having an HOA.

7. Vote via proxy written for the ratification of 2009 Budget - Vote via proxy written for the reduction in late fees from \$25 to \$15.

Meeting was adjourned at 7:50 by James Thompson.

Present at Meeting:

Mike Abair  
James Eakins  
Russ Emrick  
Kym Gile  
Orlando Guerrero  
Michael Haftel  
Gerry Henningsen  
Kate Nigon  
Amy Numedahl  
Michelle Nunez  
Julie Pearson  
Joe Ramsey  
Dave Semmelbeck  
Doug Siebrands  
Brian Simmons  
Roxanne Smestad  
James Thompson  
Christopher Vasquez  
John Watson