

Jackson Creek Filing No.5 Homeowner's Association, Inc.
Annual Meeting
Bear Creek Elementary School
Saturday, December 1, 2012

Call to Order: Jason Mezey called the meeting to order at 12:05pm.

Establishment of Quorum: Quorum was established.

Board Members In Attendance: Board members present were Jason Mezey, President, Michelle Lashley, Secretary, Steve Scherrer, Vice-President, and, Johan Moum, Tresurer, Denise Mohon, Member at large. Also present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Approval of 2010 Annual Meeting Minutes: Penny Bradley made a motion to approve the December 3, 2011 minutes, Donna Haftel seconded the motion, motion carried, minutes approved.

President's Report:

Jason recapped the past year including:

- The presence of a full board for the first time in several years.
- Adopted a clear and easy to understand set of policies and rules. They are loaded on the HOA website.
- Board continues to show a strong desire for improvement in the community, including new trees in the park, lighting for the entryway signage, etc.
- Acknowledging Balanced Bookkeeping for their continued assistance in 2011 with the management of the neighborhood.
- The Ice Cream Social in the spring.
- A garage sale with a trash dumpster, also in the spring.
- The annual picnic in the summer.
- No rate increase for trash service from Bestway this year.

Jason provided an overview of 2013

- Based on the success of the social activities in 2012, we will continue them into 2013
- House painting reminders will be provided to the community for those homes in need of a refresh. Donna Hatel requested that recommendations of painters also be provided. The board is unable to provide endorsements, but did suggest speaking with neighbors throughout the community for their suggestions.

Election of Homeowner Board Members: Members listed on the ballot provided introductions for the vote. Ballots were collected. All 5 members on the ballot were elected to the Board.

Financial Report: Johan Moum provided an overview of the financials.

- Renewed contract with Balanced Bookkeeping for 2013
- Budget reserves overview
- A \$1.00 per month HOA dues increase for 2013 was recommended
- ACH service to be eliminated due to the substantial bank charge increase incurred in 2012
- Insurance rates were increased for 2013
- Legal line item budget remained the same
- Trash service rates remained the same for 2013
- Plans for additional community functions in 2013

Vote was made to ratify budget, 20 - yes votes, 2 – no votes. The budget was approved.

Homeowner Input: Issues discussed were:

1. It was asked what the insurance covered. Jason Mezey covered the question and stated that the insurance covers the HOA as a not for profit entity, and so by law are required to carry insurance.
2. It was asked what the legal fees line item was allocated for. If an owner becomes non-compliant with any of the covenants and must have a lien placed on their home, the HOA would use the legal funds to cover those
3. It was asked if the trash service was contracted. Jason Mezey confirmed that Bestway is under contract for 3 years. The HOA renewed the contract in 2011. Jason Mezey let everyone know that Bestway does have a 64 gallon trash tote that can be requested.
4. It was asked if the board could look into contracting for additional services to take advantage of group discounts with contractors for sprinkler blowout, snow plowing, etc. Jason Mezey confirmed that the board would take the request under consideration.

The meeting was adjourned at 12:56pm.

Michelle Lashley took the minutes on behalf of the Board.