

**Jackson Creek Filing No.5 Homeowner's Association, Inc.**  
**Annual Meeting**  
**Bear Creek Elementary School**  
**Saturday, December 7, 2013**

**Call to Order:** Michelle called the meeting to order at 12:08pm.

**Establishment of Quorum:** Quorum was established.

**Board Members In Attendance:** Board members present were Michelle Lashley, President, Denise Mohon, Member at Large. Also present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

**Approval of 2012 Annual Meeting Minutes:** Penny Bradley made a motion to approve the December 1, 2012 minutes, Rena Abair seconded the motion, motion carried, minutes approved.

**Guest Speaker:** Valerie Remington, District Manager at TriView had a question and answer period. Topics discussed were: landscaping along Kitchener, park maintenance, and the care of the trails. TriView is to maintain areas within Jackson Creek Filing #5 that the developer turned over to them. However some of the areas were not complete when the developer went in to bankruptcy.

**President's Report:**

Michelle recapped the past year including:

- The Board has adopted two new policies: Records Policy and Collection Policy. Both will be available on the website at: [www.academyviewhoa.com](http://www.academyviewhoa.com). Both were required by changes in Colorado law.
- Both the dumpster and garage sale were a success. Please be reminded no hazardous materials can be put in the dumpster.
- The Ice Cream Social was in the spring.
- The annual picnic was cancelled this year but is on the schedule for next year.
- Rate increase for trash service from Bestway this year.
- The Board has been looking into lights on the sign; they will need to get approval from Tri View before they can be installed.
- Please check the paint on your homes to see if your home is in need of repainting. If you do need to repaint you must submit a ARC application to the committee for approval before starting the repainting. An application is available on the website.

**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:** Michelle Lashley provided an overview of the financials.

- A \$1.00 per month HOA dues increase for 2014 was recommended.
- Trash service rates went up for 2014.

Vote was made to ratify budget. The budget was approved.

**Raffle:** The annual raffle was held for gift cards.

The meeting was adjourned at 12:54pm.

Kristie McKitterick took the minutes on behalf of the Board.