

Jette Meadows Landowners Association
Board Meeting December 20, 2024

Meeting Called to Order 6:00 PM:

Type of Meeting: Regular

Attendees: Tracy Nebeker, President; Sean Reffner, Vice-president; Eileen Schmidt, Secretary

Approve October 17th, 2024 Board Meeting Minutes.

Traci motioned to approve the October 17, 2024 Board meeting minutes; Sean seconded the motion, and it passed. Minutes will be posted to the JMLA website.

Old Business

- a. Road Maintenance Update. Gravel roads surrounded by common area have been addressed.
- b. Update of A/R collection policies and procedures. Eileen reviewed the proposed A/R Collection policy and procedure document, as well as several sample letters for the group. From her analysis, these documents comply with the current Covenant wording and simply enhance it by providing more detail. It may be prudent to add wording to the Covenants referencing the Collection Policy and Procedure; however, this change would require a 2/3rd's agreement by Association Membership. The Board recommended that if the policy is undertaken, a certified lien notice letter be drafted and included providing 30-day notice to the Lot Owner. It will be determined at a future date if a Covenant change is warranted.

Approval of Expenses. The following expenses were approved:

- a. Invoice for road maintenance on South Rim was reviewed and approved. Sean moved to approve, and Eileen seconded; motion passed.
- b. Invoice for road maintenance on Great Pine Hill was not approved due to excessive fees. Motion to deny expenses as submitted was made by Eileen and Sean seconded; motion passed.
- c. Expenses Paid. Eileen moved to approve and Traci seconded; motion carried.
 - Legal Fees \$2500
 - Lake County Treasurer Property Tax \$411.06
 - USPS PO Box yearly fee \$182.00
 - A&B Storage yearly fee \$550.00
 - Travel expenses to Whitefish to meet with attorney \$85.76
- d. Upcoming Expenses Reviewed
 - Annual Insurance Fees \$2403.00
 - Click Here Designs \$67.50
 - Legal Fees \$2400.00
 - Reviewed Google site domain costs, currently at \$216.00

- Bookkeeping
- Stamps for assessment mailing
- Snow plowing

Financial Report as of 12/20/2024

- The checking account balance is \$21,984.90
- The savings account balance is \$10,499.65
- A/R Balances in Arrears. The Board will begin collection activities over the next several months. The Board recommended interest fees be waived on outstanding balances, IF they are paid in full by 4/1/2025.

Design and Review Report. 1 new request reviewed and approved.

New Business

- The Board reviewed the current annual assessment amount; given the need for several possible capital improvement assessments this year, it was moved by Eileen not to raise the annual assessment amount. Sean seconded and the motion passed.
- Potential Projects Special Meeting. Since there are several major projects that require attention, a Special Assessment meeting will be held on March 14th (need decision pending availability of church) to review each of the 3 projects and vote. A packet detailing each project and the anticipated assessment cost of each will be mailed by 1/20/2025, along with proxy forms for those who will not be able to attend. To approve and pass each project and its assessment cost will require a quorum vote of 2/3rds of Association Membership in attendance. Potential Projects and their rough financial assessment to be included are:
 - Entrance sign Replacement Estimated Cost \$66 per lot without installation.
 - Common Area Fire Mitigation Estimated Cost \$104 per lot; could be reduced with volunteers/slash piles
 - Great Pine Hill road improvement of .21 miles chip sealed. Estimated Cost \$83 per lot.

Each project will be provided with 45 minutes to a) provide a general overview, b) pose questions/concerns, c) vote. Anyone who would like to speak on the subject will have a maximum of 3 minutes.

The meeting was adjourned at 8:30 PM