

Meeting called to order: Jim Doolittle

Type of Meeting: Informal

Note Taker: Pauline Baran

Attendees: JMLA President Jim Doolittle, Vice President Howard Farquhar, Outgoing Secretary Nicki Perrin, Incoming Secretary Pauline Baran, Lee Perrin, Derek Lemm

Minutes

Topics for discussion:

1. Board:

Nicki Perrin resigned her position as Secretary. Nicki was thanked for her years of service on the JMLA Board. Pauline Baran was nominated to fill the position of Secretary. It was moved and seconded that Pauline Baran be elected as Secretary. All present approved and Pauline Baran was confirmed as the new Secretary.

2. Finances:

The Financial Report submitted by our bookkeeper Lana Bartel shows the current balance in checking is \$5,156, and savings is \$11,555.

Our current major expense continues to be the annual gravel road maintenance, including snow removal/sanding. These expenses have increased significantly from \$8,345.50 for 2021, to \$13,660.50 for 2022.

JMLA Board of Directors Jim Doolittle and Howard Farquhar have continued performing the gravel road maintenance in an effort to reduce costs. Two JMLA residents are contracted to perform snow removal on the gravel roads.

3. Assessments:

It was moved and seconded that the annual LOA dues be increased by 10% from \$79 to \$87 for 2023. All present approved.

It was moved and seconded that those residents owning homes along the gravel roads be assessed one-half of the costs of maintaining those roads. In January 2023, the affected homeowners will be assessed for one-half the costs of road maintenance and snow removal for the 2022 fall charges. Thereafter, the assessment will be charged

in fall for one-half of the gravel road maintenance costs, and in spring for one-half of the gravel road snow removal/sanding costs. All present approved.

It was moved and seconded that the title transfer fees for new homeowners be increased to \$100. All present approved.

4. Dead and Dying Trees

Lee Perrin reported that he and Nicki Perrin removed approximately 60 dead and dying trees from community land this year. All homeowners are responsible for removing dead and dying trees from their property. Homeowners may contact Lee and Nicki Perrin for assistance in such removal.

5. JMLA Website

Beginning January 2023, Pauline Baran, as Secretary, will take on the responsibility of updating the JMLA website.

6. Committees:

Lee Perrin reported on behalf of the Design Review Committee. During 2022, five new homes with garages were approved, four garages/shops/carports were approved, and eight fences/decks were approved.

Nicki Perrin agreed to take on the duties of Covenant Compliance Coordinator.

The meeting was adjourned at 12:10 p.m.