

# MINUTES

## Jarvis Creek Club, POA

2015 ANNUAL HOMEOWNERS MEETING

THURSDAY, JANUARY 8, 2015

7:00 PM – PSD #1

- I. Roll Call** – Peter Kristian called the meeting to order at 7:01 p.m.
- A. Directors Present in Person** – Peter Kristian, President; Matt Langley, Director; Caroline Harrington, Director
  - B. Directors Absent** – Trish Aspland, Director
  - C. Owners Represented** – 54.41%
    - 1. In Person – 30.88%
    - 2. By Proxy – 23.53%
  - D. IMC Representatives** – Dave Lewellen, Association Manager; Craig Fenstermaker, VP of Operations & COO; Jaclyn Phillips, Minutes
- II. Proof of Notice of Meeting or Waiver of Notice** – Proof of notice of meeting or waiver of notice was mailed to all owners of record on December 19, 2014.
- III. Reading of Minutes or Preceding Meeting** – Paul Ruppel made a motion to waive the reading of the minutes and accept them into record as written. Heather Montag seconded the motion. The motion passed without opposition.
- IV. Reports of Officers**
- A. President's Report** – Peter Kristian stated that Matt Langley and Caroline Harrington will serve a one year term. Trish Aspland and Peter Kristian will serve two year terms and the person elected tonight will serve a three year term. Then everything will even out. All common property has been turned over to the POA. Peter stated that Lou Perella still owns Lot 41. Due to the state DOT rebuilding the bridge on Spanish Wells Rd., the entrance will be moved about 60 ft. in. There will be a temp gate and construction going on. Lou contacted the landscaper and had the irrigation turned off for the winter months. Year Round Pool built the pool. Sweetwater will be the pool vendor for 2015 and this saved \$4,500 between cleaning and bathroom maintenance. Peter stated that management went out for bid and IMC was selected. Craig introduced IMC and gave a brief intro of the services to be performed. Peter stated that Dave Lewellen is the Jarvis Creek Club manager. Dave is required to drive the property weekly to do a site visit.
- V. Reports of Committees**
- A. ARB** - Peter stated that many committees are in place. There is an ARB committee with Judd Carstans as the Chair. Judd stated that they review modification of the property

per the covenants. Judd asked everyone to email [jarviscreekarb@gmail.com](mailto:jarviscreekarb@gmail.com) with their ARB needs. It was also stated that a surveyor will need to be hired for everyone to figure out their individual property lines.

**B. Pool committee** – Heath Montag is Chair of the pool committee. There was a full refund from Lowe's where the new pool furniture was rusting the pool deck.

**C. Grounds/Entrance committee** – Judd Carstans, as Chair.

**D. Finance committee** – Joyce Biales, as Chair.

**E. Nominating Committee** – Frank Martin, as Chair.

**F. Welcome & Bylaws committee** – Frank Martin, as Chair.

**VI. Election of Inspectors of Election** – Election ballots were passed out to the owners present. All candidates introduced themselves and spoke on how they would benefit Jarvis Creek Club. The inspector of election owner volunteer was Joyce Biales.

**VII. Election of Directors** – Chuck Lobaugh was announced to be the winner of the election to serve a three year term.

**VIII. Unfinished Business** – No unfinished business to discuss.

**IX. New Business** – No new business to discuss.

**X. Adjournment** – The meeting adjourned at 7:40 p.m.