

# J·p 2026 Annual Meeting Minutes 3-31-26

Board Members Present:

- |   |                 |                 |         |
|---|-----------------|-----------------|---------|
| o | Melissa Cozens  | President       | PRESENT |
| o | Jim Conley      | Vice President  | PRESENT |
| o | Ashley Paulsrud | Treasurer       | PRESENT |
| o | Warren Meyer    | Secretary       | ABSENT  |
| o | Zach Fricke     | Member at Large | PRESENT |

Call to order **6:00 pm**

Tract Owner count to determine if quorum is met- **quorum was not met, voting cannot take place**

## Open Board Positions

- |                 |      |                                    |
|-----------------|------|------------------------------------|
| Vice President  | 2 yr | open - re-election will be in 2028 |
| Nominations:    |      |                                    |
| Jim Conley      |      |                                    |
| Treasurer       | 2 yr | open - re-election will be in 2028 |
| Nominations:    |      |                                    |
| Ashley Paulsrud |      |                                    |
| Secretary       | 2 yr | open - re-election will be in 2028 |
| Nominations:    |      |                                    |
| Anthony Broyles |      |                                    |

## ACC Report

- Jordan Pasture Lots - 85
  - Vacant Lots - 22
  - New Builds - 3
    - 2 Completed
    - 1 in Process
  - Landscaping - address monuments, Tree Lines, Vegetation Screenings
    - 3 approved requests
  - Fencing
    - 1 approved requests
  - Additional Structures - Outbuildings (could be used as screening, Animal Pens, Sheds)
    - 10 approved requests
  - Solar Panel Array
    - 1 approved request

## Road Maintenance

- Road Grading
  - Goal is 3 - 4 per year
  - 1 - 2 per year in the cul-de-sacs
- Road Mowing
  - 1 - 2 per year
- Options to maintain the roads
  - Engineer Report
  - Magnesium Water
  - Continue with status quo
  - Associated Costs and quotes from Knife River and Level Excavating
  - Adding additional road base

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## Special Use Tax District to Asphalt the roads

### Step 1:

#### Get Started

Decide the purpose of the district - in our case it would be for road improvements

Find at least three sponsors who will pay the costs to create the district.

Identify people willing to serve on the Board of Directors.

Obtain a petition from the County Clerk.

#### Petition Requirements

The petition must be signed by at least 60% of landowners in the proposed district who represent 60% or more of the total property value in the area.

Submit the petition to the County Clerk with a \$200 filing fee.

The Clerk will review the petition to make sure enough qualified signatures are included.

The County will also review the proposed district boundaries for any conflicts or issues.

### Step 2:

#### County Review & Hearing

County reviews petition and boundaries

Public hearing is scheduled and noticed

Property owners may submit protests

If approved, the County orders an election

### Step 3:

#### Election

Voters decide whether to form the district

Initial Board of Directors is elected

#### After Approval

File required documents with the State

Board members take the Oath of Office

## Special Tax Dist Questions

If it's created will there still need to be a vote to make any changes

As it is understood by the board members, yes. All changes would require a vote. Voting would be held and monitored by the county clerk, not those that are serving.

## Financials

On March 3, 2026, the Jordan Pasture Homeowners Association Board of Directors held a meeting and approved the 2026 annual budget as presented on the website and in this presentation.

<https://www.jphoa.org/>

## Policies

### Delinquent Accounts

Initial Notice (first-class mail): informs the owner of overdue balance (principal, interest, fees); gives opportunity to cure.

Certified Mail Notice (return receipt requested): updated delinquent balance; warns of possible lien / foreclosure; certified-mail cost added to Owner's account.

Notice of Intent to Lien (via certified mail): gives formal notice of intent to record lien if not cured.

Board Review: Board reviews the account to determine if lien is warranted. May consider Owner communication, hardship, etc.

Record Lien: If Board approves, record lien in Laramie County records.

Foreclosure Proceedings: If an Owner still does not pay after lien and any allowed cure period, the Association may initiate foreclosure under WY statutes.

How does the Board Communicate to the Residents?

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Website – Updates are posted monthly

[www.jphoa.org](http://www.jphoa.org)

Email – Please provide us with your email or an updated email.

Mail – We will mail out all bills (unless requested via email), statements, and notices.

Slack

SLACK IS NOT supported or maintained by the Board.

Slack is community driven and maintained by a resident.

The Board DOES NOT communicate on HOA matters via Slack -

Check the website for updates or email with questions

Violation Policy information

The Board does not drive the neighborhood or actively police for violations. Our goal is not enforcement for enforcement's sake, but rather to promote unity, cooperation, and a positive sense of community among residents.

When a documented complaint is received, it will be reviewed to ensure fairness and consistency.

In the interest of transparency and fairness, any resident who is the subject of a formal complaint may submit a request to the board to obtain the identity of the individual who filed the complaint.

Upon receipt of such a request, the Board shall disclose the name of the complainant, provided the complaint was submitted and documented in accordance with established community procedures.

This provision is intended to promote accountability, ensure due process, and allow all parties the opportunity to address concerns directly and constructively.

Notification to resident a complaint has been filed.

Residents will be notified and the board may request a corrective action plan.

The Board may impose a time frame to implement a corrective action plan.

Policies can be altered or amended if necessary

## Moratorium

The Jordan Pasture Homeowners Association Board of Directors held a meeting on March 12, 2025. In that meeting, the board consented to extend the moratorium for Section 8.22 Trash and Burning requiring enclosures for trash storage.

A two year temporary suspension requiring enclosed trash storage was extended from May 31st, 2025 to May 31st, 2027

## Internet

### 4 years remaining on our contract with CenturyLink

For assistance contact CenturyLink

**800-764-3314**

Provide the **full Property Name**

Provide **full address, and state**

Provide name on the account that was created -

**JORDAN PASTURE Group Account # 484213896**

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## **Neighborhood**

### Speeding

Speed Bumps have been removed but can and will be re-installed if necessary

Residents should not pass moving vehicles

Unightly Articles and Rubbish - Enforcement will be happening based on policy

Easements are along the roadway not the back of Lots

### Landscaping

Send ACC requests to JordanPastureHOA@gmail.com

### Trespassing

CONTACT LOCAL LAW ENFORCEMENT NOT THE BOARD

### Pipeline

Four Wheelers/motorcycles/dirt bikes should not trespass on the pipelines.

### Animal Control

CONTACT LOCAL ANIMAL ENFORCEMENT NOT THE BOARD

## **Board Election**

**Quorum not achieved**

**Close 7:25**