

Michigan Hill Owners Association  
Annual General Members Meeting Minutes  
June 7, 2008

Board meeting called to order by Board President Terry Hull at 10:15 AM. The meeting was held at the Jefferson Community Center.

Board members present are: Terry Hull, Steve Johnson, Loretta Hubert, Larry McClymonds and ACC member Traci Bailey.

Agenda

- Special guest speaker - Lori Hodges, Park County Emergency Manager
- Introduction of the Board and ACC
- Approval of the By-Law changes and Annual Meeting Minutes from August 2007
- Treasure's Report - Loretta Hubert
- Road Report - Steve Johnson
- Pond Report - Steve Johnson
- Burn Pit - Steve Johnson
- ACC Report - Traci Bailey
- Old Business - Cell Tower - Larry McClymonds
- New Business - Culverts and Tree cutting along roadways
- Elections - 3 Board positions and 3 ACC positions

Guest Speaker:

Lori Hodges, Park County Emergency Manager, talked to the MHOA. She brought several handouts which all are available at [www.parkco.us/oem](http://www.parkco.us/oem). Lori can be contacted directly at (719) 836-4372. Primary areas discussed were mitigation and preparedness. Three types of preparedness kits should be considered: home, shelter and car. Finally, all fires, including a camp fire require a burn permit. Questions about a burn permit can be answered by Jefferson-Como Fire Protection District, Fire Chief Steve Bargas (719) 836-3244.

Approval of the By-Law changes and Annual Meeting Minutes from August 2007:

By-Law changes and meeting minutes from August 2007 Annual Members meeting minutes were discussed with general questions. Motion to approve the by-law changes and last year's annual members meeting minutes was made by Larry McClymonds and seconded by Steve Johnson, approved unanimously.

Treasure's Report:

Loretta Hubert reported that approximately \$52K is in the bank, four liens in the amount of \$2,140 and approximately 20 lots have not paid 2008 dues. The 2008 budget was reviewed. Loretta stated that the Administration - Printing expense needs to increase by \$600 to \$800 to cover the cost of the quarterly news letter at \$200 per quarter. Larry McClymonds suggested breaking out the road maintenance in to two clear categories, road grading and snow plowing, so we all have better visibility of our two largest costs. There was a discussion of this year's snow plowing costs. It was suggested

that we should conduct an audit of the association's books because the last audit was five years ago. Sue Ebner, a CPA, volunteered to do the audit. Susan Hargleroad motioned to accept the 2008 MHOA budget and Mary Dudzinski seconded. The budget was approved unanimously.

#### Road Report:

Steve Johnson reported that Marvin Muntz was currently grading the roads. Cost would be similar to last year even with the increase in fuel costs. The grading is being done earlier so the grading can be completed before the grasses grow along the sides of the road and slow the grading down. We all thanked Sheldon Burton, Steve Johnson, Tom Clinton and Terry Hull for a job well done during this winter's heavy snows and high winds. The association will most likely close the north entrance again this year when it gets too expensive to keep open in order to keep costs in control.

#### Pond Report:

Steve Johnson reported that trout will be delivered to the pond within the next few weeks. The association typically stocks the pond by Memorial Day but this year the road to the pond had six feet of snow and the pond was only half full. The road is now open and the pond is full thanks to Mother Nature. Remember, we try to keep the pond as catch and release for adults and a limit of two fish for kids. Also note that we have added grass carp to keep the grass in the pond in control. Should you catch one of these grass carps, just cut your line and let it go. If you see someone fishing that you suspect is not from the association, call the county sheriff and let them handle it.

#### Burn Pit:

Steve Johnson reported that the fire department will burn the pit when the conditions are right. You can continue to dump slash only at the burn pit. Note, no construction debris can be dumped at the MHOA burn pit. The combination of the lock at the burn pit is "1048" (same as the dump station).

#### ACC Report:

Traci Bailey reported that in 2008 we have had six ACC request submitted with two still pending. The old Carlton property is no longer an issue. The new owners have sided the metal garage and acid washing the new log home so when stained it will be very even. The property is looking good.

#### Old Business:

Cell Tower - Larry McClymonds reported that MHOA supported Jefferson Heights in fighting a cell tower on a private owner's property by Comnet. The tower would have exceeded setbacks and height limits, requiring a variance from the county. The county rejected the project. It was discussed that this will be an issue for the new board to consider if we want to pursue a cell tower in one of our open spaces. It was stated that once one cell tower is sited, you could get several on the same space and it could be detrimental to property values.

#### New Business

Culverts and Tree cutting along roadways - Steve Johnson reports that home owners will need to cut back trees from their property along the roads. There should be a 10 foot buffer along the roads so both the road grading and snow plowing can be completed correctly and safely. It is the property

owner's responsibility to keep your trees from over growing the road buffer. It is also the property owner's responsibility to make sure that your culverts for your driveway remains open and unobstructed.

Ken Baker asked if we could create a community directory. This will be a decision for the new board. Ken also questioned the board's ability to enter private property regarding unlicensed vehicles. Terry Hull stated that those vehicles which could be seen from the road were the only ones that property owners were notified to register or remove per the Covenants and By-Laws.

Thistles will be sprayed along the roads in the near future.

There was a request for the board to add a summer meeting between the annual meeting and the one scheduled for September.

Diane Johnson announced that there will be a community garage sale on August 2<sup>nd</sup> (August 9<sup>th</sup> is the backup date if the weather is bad on the 2<sup>nd</sup>). Contact Diane Johnson at (719) 836-6192 if you are interested in participating. Tom Clinton offered his property at the old self-serve location along 285 for the garage sale if needed.

David Hazlett thanked this year's and last year's board for a job well done. Several others also confirmed that they like a board that works together and with the property owners. Big thanks to the board and to Terry Hull for all their good work for the betterment of the association.

Elections:

Terry Hull announces that effective immediately that he is resigning from the board. Several people try to talk Terry in to completing his final year but Terry is firm. We will need 4 board members and 3 ACC members. One of the board positions will be for a single year.

We had four nominations for the board positions so they were all accepted. The newly elected board members are: Dennis Sherman, Bob White, Loretta Hubert and Steve Gregory.

We had three nominations for the ACC positions so they were all accepted. The newly elected ACC members are: Sue Ebner, Lori Chambers and Diane Johnson.

Thanks to the new board members, we greatly appreciate you stepping up.

Motion to end the meeting by Larry McClymonds and seconded by Lori Chambers. Motion carried on unanimous voice vote, meeting concluded at 12:05 PM.

Respectfully submitted,  
Larry McClymonds  
Secretary MHOA