

Michigan Hill Owners Association
Approved - Annual General Membership Meeting Minutes
June 3, 2017

Welcome:

The annual meeting began with a welcome by Larry McClymonds. Brunch was enjoyed by the membership and included breakfast burritos, pastries, coffee, juice and the many potluck dishes brought by members – thank you to all. Special Guest, Fred Wegner, County Sheriff, was introduced and provided an update of what is going on in Park County and on the Hill, including things we should pay attention to.

Sheriff Fred Wegner: Has served 19 years as Park County Sheriff, 27 years as part of the Park County sheriff's department. The department is hiring three new deputies.

Key points of presentation:

- Burn Process. The county is thinking of redoing the burn process. Used to go through the local fire department for a permit. A review is taking place on how that is working.
- Camping Permits. One of the emerging camping problems in the county is cutters – individuals who are here to harvest the marijuana crop. They either hang out or move on. This problem is primarily in the south part of the county. For those who stay, the county has passed new camping regulations to prevent folks from living in old campers and sheds with no water or sewage containment. If residents have a complaint about the new permit process, they are asked to contact the County Commissioners with their concerns.
- Marijuana business is thriving in Park County. The legislature this past session passed a new statute that takes effect July 1. Only 12 plants are permitted in residential properties. Illegal grows are rampant, often 150 -300 plants. Last one handled four days ago was 230 plants. That's the skunk smell you may smell. Be careful if renting a property – mold is a resulting problem if rented to a grower – gets into the drywall, which then needs to be replaced. Make sure a good lease agreement is in place – a legitimate property management company can help with this if needed.
- Community problems. MHOA is a pretty tight knit community. Please call the sheriff's department if something doesn't seem quite right (719-836-4121 ext. 5). Some of the current problems include theft from cars and sheds. These are crimes of opportunity – if they see it out, it's gone. Keep firearms in the house. Folks will smoke pot/meth in unlocked cars and then leave the mess behind. Watch out for pumping gas – check handles for needles stuck before sticking hands into the grip.
- 4-wheelers. Four wheelers cannot be ridden on county roads; too many ATV accidents. Cannot use personal property as an ATV/dirt bike race track.
- Shooting. Shooting on your property is legal as long as the bullet does not leave your property. If you are sighting in your gun on your property, you are responsible for the bullet when it leaves the gun. Make sure you have an adequate backstop. If you hear shooting on Michigan Hill and are concerned, please call the sheriff and they will send someone out to check to make sure those shooting are shooting responsibly.
- Drones. Cannot be flown around your neighbor's property.
- Firepits: If there is two inches of snow on the ground, can burn slash on property. 24"x24" fire rings are okay, if grass is down around it and area cleared. No burning if there is a burn ban in effect. To see if a burn ban is in effect, only need to call burn line: 719-836-4121 option 6; 719-836-4160 direct line to dispatch. Larger fires in a firepit

on residential property require a permit for each occurrence. No bonfires with sparks flying. If a fire is started on your property and it travels beyond your property lines, the property owner can be charged with “firing woods and prairies”, and can be billed by the fire department and for resulting damage. MHOA is in Fire District 6. For permits, contact Steve Vargas: 719-836-2082 (Jefferson/Como Fire Protection District). Burn line: This information can be found on the MHHOA website. Need a permit to identify the property so that if there is report of smoke or fire, the fire department can determine if it is a permitted fire. If burning slash, need a permit. National Forest: monitors campground burning. Burn ban applies to campgrounds as well. No welding outside of a garage.

- Wildlife in County. Currently about 60 moose in the county. About three years ago, hunting licenses started being issued in limited quantities.

Call to order:

Meeting was called to order at 10:30 a.m. Board Members Present: Larry McClymonds (President), Les Choate (VP and Managing Director of ACC), Steve Johnson (Treasurer), and Blenda Crawford (Secretary). Absent: Eric Lines (At-Large).

Determination of Quorum, minimum of 20% property ownership represented - min. 55 lots: It was noted that 69 properties were represented at the meeting through attendance and proxies, representing the required quorum.

Review of Annual Association Meeting Minutes of June 4, 2016: The membership was asked for any changes, additions, or comments. None were forthcoming. Steve Johnson (Lots 182/3/4) motioned to accept the minutes as presented. Les Choate (Lot 185) seconded the motion. Approved by unanimous vote of the membership.

Open forum for association member comments:

- Terry O’Neill (Lot 246) indicated that the Lieutenant in charge of the rescue component of fire department, Jerry Ariano, now lives on the hill.
- Melanie Littlefield (Lot 11) thanked the O’Neills for keeping roads open this winter. Reminded membership that the speed limit is 25 mph on hill. Requested that the board look into 25 mph signs be placed at the entrances to the MHOA. Baby elk currently on hill.
- Ken Baker (Lot 169) indicated that Mt. Guyot is appropriately pronounced “Gee-oh” and provided the history of the Swiss trapper for whom the mountain and street are named.
- Helen Baker (Lot 169) announced the June 17th potluck for JCCA. Membership is \$20 per year for a family membership. Potluck will be at 5:30 at the Community Center. Questions can be directed to Helen at 719-836-0173.

Reports of officers:

a. President

- i. Reserve Study: Covers MHOA assets (see handout): grader, pond valve, 2 plow trucks and hand water pump. Report required by CIOA. \$47,500 currently in reserves. The Association keeps the road grader well maintained. While the reserve fund may be slightly underfunded, the Board makes it a practice to maintain all equipment as needed. MHOA has 13.5 miles private roads, some of the best in the county. It was noted that MHOA has less unfunded reserves than last year; and that the reserves are held in the savings account. Terry O’Neill

(Lot 246) moved to accept the reserve study as presented. Debbie Caine (Lot 54) seconded the motion. Approved unanimously by vote.

- ii. Augmentation Pond, valve repair and willow removal. Pond stocked annually. Directions to pond: Go from Jefferson on CR 35, pass north entrance around bend, there is a drive on the RH side with a sign that says “no trespassing – sheriff” – go through gate. Be sure that gate is closed when you leave. The rules are catch and release for ages 16 and older; 15 and under may take home two fish. After Labor Day, all members can fish and take home catch. The pond was stocked with 135 pounds of 1-2 pounders, 3 big trout, and grass carp. If a grass carp is caught, just cut line and put back in the pond. Will see elk and bear sign around pond. The pond is surrounded by private property. The pond allows us to have our wells. It is calibrated and water is let out at the direction of the Water Commissioner. Wells are for internal sanitation use only – drinking, washing dishes, toilets, etc. External use is not permitted, i.e. watering gardens, lawns, or washing cars. May keep two 50-gallon rain barrels if they are kept covered to minimize mosquito larvae. Members may also purchase mosquito blocks which can be dropped into rain barrels. MHOA needs volunteers to rework pond valves and clean up area. Please contact Steve Johnson 719-836-6192 if you would be willing to help with this project. The willows have really encroached on the pond road. The Board is currently seeking a contract to rip out willows and to do culvert work.
- iii. Internet Update: The Board has been trying to work with Verizon and CenturyLink on improving available cell and phone/Internet service for the MHOA community. Verizon is waiting for funding, and then they will put up 120’ tower. A competing service, South Park Telephone, has a tower near Como and you must have clear line of sight. They need 30 people on hill to sign up before enhancing their services. Century Link upgraded its services with a big switch in COMO, and will be bringing fiber to Michigan Hill at the end of summer (Aug-Sep). It will take 3-4 weeks to get turned on and upgraded. All MHOA residents have CenturyLink phone box at their property driveway. Current limited Internet access will go away once upgrades complete. Internet speed will increase from the current 1.2-1.5MB to 20MB.
- iv. Horses: – MHOA is zoned residential, though it does have one property on the hill which has horses. Must comply with MHOA covenants and county rules
 1. Well permits are internal sanitation use only - water must be hauled in, even if only bringing horses for the weekend.
 2. Corral/fences 50’ setback from property line - require ACC approval. No t-posts.
 3. All corrals, stalls, and barns shall be located at least fifty feet from any dwelling and one hundred feet from any water well.
 4. All corrals, stalls, and barns shall be routinely cleared of organic waste.
 5. Require 20,000 sq. feet (equivalent of 200’ x 100’) of corral space per horse.
- v. Camping on Vacant Land – Section 5-712 of the LURs. County passed new camping guidelines on vacant residential land. Allowed to come up for 14 days in a row without a permit. If a resident desires to stay beyond that length, need to get county permit. MHOA has a pull-in/pull-out policy. Have a dump station by the north entrance. Same code as burn pit.

- vi. Sheds: According to Park County, no shipping containers are permitted to be used as storage on property. No metal sided buildings according to MHOA covenants. Park County will allow a shed on a property if there is a residence on the property. Sheds that are less than 200 sq ft. must be anchored with caissons below the freeze line; sheds over 200 must have a monolithic concrete slab. All sheds must be approved by the ACC regardless of the size. MHOA website has local contact information page at www.MHHOA.com, including covenants and rules.
 - vii. Outlots: MHOA has a 100' perimeter easement of right-of-way with the High Plains Ranch. All outlots are available to all residents. No motorized vehicles or mountain bikes may use on the outlots.
- b. Vice President
- i. ACC Activity Report: (see handout capturing year's activities): Process is available on the website along with required forms. Appreciate members who have given adequate detail on projects, which assures a quicker response on the part of the ACC review team.
- c. At-Large Member
- i. 2016-2017 Snow plowing: Thanks to Terry O'Neill for a great job of snow plowing this past year. When the snow plows are out, their primary focus is on the drifts and road blockages, which means that the roads with 2-3 inches are secondary. Need to address those areas which get 12"+ first.
 - ii. 2017 Road grading and gravel addition: road grading gets done twice and this year is happening the weekends of June 3 and 10. Will pull the ditches before fall. 40 loads of gravel will be dumped on road areas identified by our grader operator.
 - iii. Burn pit use: The Board is working with the fire department on the burn permit and on the smoke permit required by the state. If using the burn pit, make sure the lock catches when leaving. Please put slash (no construction material allowed) on top of existing piles. No stumps with rocks and dirt. MHOA is one of the last associations with a burn pit and is for the sole use of its members. Members are permitted to go in and take wood for their personal use. If dumping off good, burnable logs, may put toward the front of the pit for easy access.
 - iv. Weeds: The MHOA is trying to spray the bull thistles and is working to get a contractor to spray. Members are asked to please restrict use of Roundup on the hill.
- d. Treasurer
- i. Financial report for current year: as of May 31, 2017: Checking balance: \$17,031.08 Savings balance: \$74,021.92. Total: \$91,053. A/R: 13 people on 14 lots: \$2301.74 (received check for \$183, which is not accounted for in these numbers). For additional information, see Handouts – Profit and Loss Statement, Balance Sheet.
 - ii. Budget review (see attached handouts): Show actuals for past couple of years and proposed budget for this year. Key things: last payment for permanent right-of-way at south entrance (N Red Hill Rd). Was an easement for BLM – negotiated and purchased from property owner. Last \$4300 payment this year. Roads are the biggest expense. Motion to accept as presented made by Terry O'Neill. Motion seconded by Debbie Caine. Unanimously approved.
- e. Secretary

i. Election of 3 Board of Directors members - 2 year term

1. Nominations:

- a. Blenda Crawford- accepted
- b. Steve Johnson- accepted
- c. Richard Retigan (Lot 3) - accepted

Steve Johnson moved that the nominations be closed; motion seconded by Terry O'Neill. Nominations approved unanimously by affirmation.

New Business:

ACC violations: Currently the Board is able to assess a \$100 fine per month for not obeying covenants/bylaws. The Board is sending new homeowners an MHOA packet which is presented and signed for at closing of the property purchase. This packet includes current Association information. Therefore, all new members have necessary information. It was suggested that the ACC might track violations so that the membership can put a context to the conversation about what types of penalties would be beneficial to help reinforce covenants/bylaws. Suggestion: put in sliding scale for level of violation and lack of responsiveness (time). The Board wants to be able to motivate members to action.

Frontend Loader: Demographics on hill have changed. Now have an increased number of families living full time on the hill. Used to be that we could get help from the ranchers to keep the north entrance and other roads open; and is highly dependent on their availability. Also, the ranchers frequently do not carry the insurance coverage required by the Association. The board found a loader/bucket for \$25,000. This piece of equipment could be paid for over the next 8 years using the money that would have been paid for outside contractors who do the work to keep the north entrance and other trouble spots open. Also, as this is the last year of the easement purchase, that money is now available. The Board believes that it can make this purchase without touching reserves or raising dues. If it is the desire of the membership to have the north entrance open throughout the winter, then this is the solution that the Board recommends. Ken Baker indicated that he has been supporting this option for the last fifteen years. He suggests finding a loader/bucket with a backhoe. Over the last few years, the Board has decided to close the north entrance when the expense to keep it open has been deemed too expensive during the heavy snow months. The attendees were thanked for their input. The Board will proceed to investigate and move forward on this decision. Bob Bird (Lot 113) clarified that this purchase would be attempted to be made within the current budget constraints.

Slash on Properties: Ken Baker asked about the board notifying all property owners about cleaning up dead wood on properties. He asked if the Forest Service required that lots be cleaned of deadfall. Board will reach out to Fire District for policy on deadfall. Jeanie Engelke (Lot 126) asked if the Board has the ability to ask members to clean up lots of deadfall or impose fines. Also asked if there are contractors who can help owners clean deadfall?

Old business:

None.

Adjournment: Meeting was adjourned at 12:17 p.m.