

Saturday, June 1, 2019

Michigan Hill Owners Association

Annual Meeting

Website: MHHOA.com

Jefferson Community Center, Jefferson Colorado

Call to Order: 10:15am

Welcome - Richard Ratigan

Introduction of the board.

Richard Ratigan - Board Member At-Large and Acting President

Mike LeMasters - VP, ACC Chair

Steve Johnson - Treasurer

Paula Morgan - Secretary

Determination of Quorum: need 55 properties, we have 85 - quorum is established

Guest Speaker - Gene Nagel, District Chief, Jefferson Como Fire District jcf-pd.org 719-836-2082

There are now standard regulations for Park County. Permits are now required for any burning on your property. Permits are available at Elkhorn Rd office, Station 5. The fee is \$10/year. Two people are at the station 24/7 through the summer.

No slash burning between May and Oct. If it is wet enough, the Chief may be able to work with the Sheriff to allow it. (The Sheriff is also the Fire Marshal for Park County)

On Michigan Hill a few years ago, there was a problem with a fire that was left unattended and nearly got out of hand due to high wind. This is always a possibility here with the high winds, and especially in a dry year like last year.

Under the new ordinance, you have to call in for your campfire in addition to having the permit. The fire must be attended at all times. There must be water, shovels, etc. The ordinance contains the protocol to be followed.

Saturday, June 1, 2019

What does this mean for our burn pit? Under the new code, MHOA can't burn the burn pit in the summer at all. The size limit for requiring a local permit is now 10'x10'. Our 20'x20' pits are too big for local permit, and if we were to burn a 20'x20' pit, we would have to get a State permit as well as local. The State is concerned about the air quality in Denver being affected by burning in Park County.

Review of Last Year's Minutes

Hardcopy of last year's minutes were provided to those in attendance. A motion to accept the minutes as presented was made by Lee Bell, lot #37, second by Steve Johnson, lots 182,183,184, - approved by voice vote.

Officers Reports

President - Richard Ratigan

1. Reserve Study - provided in hardcopy to members present; discussion and explanation of what the reserve study means. Larry McClymonds (206-207) made a motion to accept the study as presented, Mike Lemasters seconded (234); approved by voice vote
2. Financial Review Report - provided in hardcopy to the members present. A firm was engaged to do a review of the Association books. There were only 2 minor edits suggested.

Vice President and ACC - Mike LeMasters

ACC report provided in hardcopy, dated as of December 2018

Additional approvals:

- Lot 48: approval for garage roof
- Lot 73: approval for a new house

Additional denials:

- Lot 250, 251, 254: garage due to the material
- Lot 36: new shed on a lot with no other buildings - per county; materials and size w/o foundation

ACC Issues on-going:

- outstanding 800 fine; lean applied; the shed is gone but they owe for 8 months
- lot 76 - Mike has talked to the county. He only has a permit for the septic system which expires at the end of June, 2019; Mike is following up
- lot 103 - dilapidated house; roof has tarp and half a truck and a bad shed; county has notified the owner; an inspector will be visiting; this is in the county's hands

Saturday, June 1, 2019

- lot 216 - moved a camping trailer onto the lot, no permits applied; he is supposed to live in it while building; Mike is following up
- Lot 264- unapproved fence - solution in progress with the owner;

Traci Bailey, lots 247-248 - question on the camping trailer - answered by Mike

Board Member At-Large - Richard Ratigan

1. **Snow Plowing** - difficult winter; thanks to the guys who helped;
 1. on Glacier Peak: concerns about the access problems on the hill; Richard responds about possible contracting
 2. Mary Ratigan, lot 3 - spoke in support of the board's efforts to work on the problems that arose this winter
 3. Rob Weiland, Lot 236 - made the point that we live in the mountains and we have to be prepared
 4. Sally Baker 256 - does not feel that the roads were safe; believes that the situation may be better if we turn them over to the county because we would not be responsible
 5. Larry McClymonds, lots 206, 207 - spoke in favor of the effort that was made
 6. Larry Cane 54, would like to be solution-oriented ; there may be other solutions.

There was much discussion of the pros and cons of various maintenance possibilities.

2. **Road grading and gravel** - 31 loads; done by Walt from Lazy Bull; the grader is having starting issues and we have a contract with Leon Lux for grading twice this summer.

Tom Clinton, lot 202 - questions about why the gravel was put down before grading. Steve says that the gravel being down in advance was requested by Leon.

Jerry Devries, Lot 114 - county road vs HOA; believe that our ORVs are using the roads are wearing the roads; perhaps a paid sticker for vehicles would raise some extra money and also help identify MHOA member vehicles vs. vehicles from outside the neighborhood.

Melonie Littlefield, Lot 11 - construction trucks were contributing to the damage to the roads when soft; perhaps we need a fee assessed for construction vehicles?

There was a complaint about county culverts - Steve suggests to go the the commissioner meeting and complain. First Thursday of the month at 9am.

Saturday, June 1, 2019

3. **Burn Pit** - Richard - very difficult to get the permits to burn even with the smaller pits; we may consider doing a chipping day; Richard wants to organize a fire mitigation committee to help determine solutions; invited those interested to sign a list. Steve related the story of how the burn pit flared up after we thought it was out.
4. **Fire Mitigation:** Mike asked for a show of hands of those interested in coming to a meeting with Gene on fire mitigation and issues. Gene can be available for a 2-hour session on the subject. Many members are interested in this.
5. Richard - made a motion to organize a chipping day with CUSP, similar to the way Indian Mountain does their chipping day. Second by Jerry Devries, Lot 114.
Discussion:
Tom Clinton, Lot 202, has this question: do the chips cause a bigger problem? you still have to do something to get rid of them;
Patty Baker, lots 226, 227 - amend the motion to do the informational meeting with the Jefferson Como Fire Protection District before deciding on the chipping day ; amendment is voted on and passed.
Result: voting on whether or not to do a chipping day will wait until the informational meeting with the JCFPD is held
6. Further discussion on chipping and lot cleanup:
 1. suggestion to rent a big chipper from Home Depot and have groups do properties together
 2. suggestion to have people take care of their own properties; do not bother trying to organize the neighborhood
 3. comment : Park county does not have strong enough mitigation laws for insurance companies.
7. General comment and suggestion: the association should buy or obtain a P.A. for use in these meetings as people have difficulty hearing the persons speaking

Treasurer - Steve Johnson

Financial Report - provided in hardcopy to the members present. Steve reviewed the various sections of the report. The balance is current, the only bill outstanding is for the food for this meeting.

Budget and Dues Discussion:

Larry - Pointed out that there is a budget deficit as reported on the Board-approved budget. Steve responded that plowing cost and grader issues have been higher this year, but believes that we will be ok.

Larry - believes that since we are over budget already because of the snow plowing, and many people have expressed a desire for even plowing to be done, perhaps we need to raise the dues.

Various people began to talk about our dues amount and whether it should be raised.

Mary Ratigan - we need to take some sort of action on the dues question.

Tom Clinton - looking at the dues, it is cheap; how do we determine what the amount should be?

Saturday, June 1, 2019

motion to accept the budget made by Steve Johnson

Lee Bell, lot 37 - motion to increase the dues for next year one year by \$25 - Second by Tom Clinton, lot 202.

discussion:

- Debbie Cane 54 - if we have a one-time increase- is it enough? advocates for continuing to have our own ability to do plowing and maintenance
- Traci Bailey, 247-248 - supports the increase, but wants to have a complete analysis to see what the amount should be ;
- Mary Ratigan - if it is for one year, and we don't really know what the weather will be, it may not be enough, or it might not be used
- Mike Lemasters - one reason we are up in expenditures this year is because we kept the North entrance open;

Vote Result- not approved by a count of show of hands

Steve Johnson proposed a committee to be formed to work on the dues assessment and determine if the dues should be raised. Steve invited those interested in working on this to sign a list.

Association Members Open Forum

Helen Baker 169 - need a snow blower instead of pushing; Her husband disagrees...
Mike believes there are more safety issues with the operation of a snow blower.

Snow fence question: are they allowed? Yes, snow fences are allowed

Jerry Devries, lot 114 - Shelter at the pond - propose to delay building a shelter until the budget and dues amount is revised. Jerry made a formal motion to this effect. Second by? - approved by voice vote

Question on County Rd 35 - could we get the contact for the commissioners - regarding the condition and maintenance of the road? Answers: the link is on our website; The commissioners' meeting is monthly, first Thursdays at 9:00; please go if you have time and want to complain

Election of New Board Members

Nominations:

- Frank Marinaro, lot 170- not present, nominated by his wife (new owners of the burger stand, HR and accounting background)
- Joanne McDougal, lot 264 - nominates Angie Gerken, lot 250 (strong interest and has time and energy)

Saturday, June 1, 2019

- Tom Clinton, lot 202, nominates Patrick Rue, lot 250 (heavy equipment, roads experience)
- Claylynn Ryszkowski, lot 237, nominates Bobby Ryszkowski, lot 237 (from Park county, heavy equipment and roads experience)

Steve Johnson, out-going Treasurer, makes a motion to be able to remain on the accounts until Aug 1. He will assist with transition. Second by? approved?

Voting for the new board was achieved by ballot issued at the door at sign-in. Each ballot reflects the number of lots and proxies held by each member present. Members write the names of the nominees they are voting for. Ballots were collected in a jar.

Votes were counted by Steve Johnson, Jenna Baker, Jerry Devries, and ?

Result: Angie, Frank and Bobby have been elected as new board members.

The new board will meet with the old board to determine offices that each person will hold.

Old Business

As above.

New business

1. Table and shelter at the pond - members voted to delay building this.
2. Front-end loader - about \$20K -
 - should we own or contract? this is to be taken up by the new board
3. New equipment building - this is still under consideration by the board, Matt Anstine, Lot 219, has some info:
 - steel building, 40x60 \$32K for quonset with gravel floor
 - 40x60 red iron construction with traditional roof runs about \$40K
4. New Committees: members were encouraged to sign the sheets if interested
 - Revision of Declaration of Protective Covenants - including Roadway Parking Policy and Enforcement
 - Social Media site
 - Fire Mitigation
 - Dues Assessment

Adjournment 12:32