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Michigan Hill Owners Association

Annual Meeting

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| Date: | June 11, 2022 |
| Time: | 10:00 am |
| Place: | Jefferson Community Center Jefferson, Colorado |
| Boardmembers | Present: Jake George, President Matt Anstine, VP & ACC Paula Morgan, Treasurer Bobby Ryszkowski, At-Large Absent: Michelle Peters, Secretary |
| Establishment of a Quorum | A minimum of 20% of the Lots must be represented by proxy or in person. MHOA Vote Total: 261 Minimum number required: 52 Vote Total Assigned to the Board by Proxy: 66 Vote Total Present In Person and by owner proxy: 50 QUORUM ESTABLISHED Total Votes represented: 116 |
| Officers Reports | President - no report VP & ACC - ACC requests since January 2022: 7 requests, 6 approved, 1 pending Lot 144 - solar panels Lot 107 - Garage Lot 223 — addition and garage Lot 191 - garage Lot 250 - dog fence Lot 43 - house deck Lot 007 - solar panels Treasurer - 2021 Balance Sheet, 2021 Profit and Loss Statement, and 2022 YTD P&L attached to meeting packet and reviewed by Lindsay Wood, MHOA Bookkeeper. Owners paid and current on dues: 212 Owners not current: 23 Statements to unpaid owners will be sent in July. At-Large - Summer road work is under way: gravel, rock-pulling and culvert clean-out Fish - ordered in May, no calls to fishery returned as of yet. RV dump - it is currently full, but was empty last fall; unclear whether it is full from use or from inundation, but it will be pumped Water for the pond - as of the meeting the pond is not full, but it does have water from runoff. The usual feed may be diverted by beaver activity upstream Snowplow contact is in place for winter of 2022-2023 but we will likely have a fuel surcharge this year. Pond Gate - approved at 2021 annual meeting, gate was installed at the county road, but it can't be locked without approval from other property owners on that road. |

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| Guest Speaker | <p>Tyler Stoltzfus, District Wildlife Manager, speaking on living with wildlife</p> <p>Points made:</p> <p>Bears - are the most common animal involved in wildlife issues, but we have not had problems on Michigan Hill. The most recent problem was a bear getting into an empty house in Alma. They are likely to take advantage of easy food, so do not leave pet food out, do not feed birds between Tax Day and Thanksgiving, feed hummingbirds cautiously and take in feeders at night (remove for 2 weeks if a bear comes to your hummingbird feeder), and keep outdoor grills and garbage secured where bears can't easily get to it.</p> <p>Deer - should not be fed, especially in winter when their metabolisms cannot process rich grass or green food. Green food in winter will kill deer.</p> <p>Dogs - are considered personal property. An owner can be cited for poaching if a dog kills wildlife, and for wildlife harassment if a dog chases wildlife.</p> <p>Elk - the count was 2400 head after hunting last season. Elk are doing well.</p> <p>Wolves - there is no plan to re-introduce wolves to the South Park, and no wolves have been intentionally re-introduced to Colorado yet. Wolves in Colorado have come in from Wyoming.</p> <p>Mountain Lions - they are very hard to count but definitely not endangered here. They eat deer, so are more likely to be around if deer are around.</p> <p>Moose - currently between 300-400 moose in our district, which is probably at a peak for population support here. They are susceptible to disease and often have ticks.</p> <p>Ranching-for-Wildlife ranches - we have none in this district.</p> <p>Our local State Wildlife Area is located on the west side of Michigan Hill along CR 35. You must have a pass, a fishing license, or a small game hunting license to access this area. These are available on the CPW website and are good from April 1 through March 31. This was implemented to limit use.</p> <p>The Game Management Unit that includes Michigan Hill is GMU 500; the unit containing Jefferson is GMU 50</p> <p>Email: Tyler.Stoltzfus@state.co.us Cell: 303-916-0784</p> <p>CPW 24-hr dispatch phone number: 719-544-2424</p> |
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| Owners Open Forum Topics | <p>Steve Johnson stated owners need to clean out their own culverts, the ones that go under the driveways. Culverts mostly need to be cleared out on the down-hill end to make sure water can flow out. Water backing up in ditches can overflow the ditches and cause damage to the roads.</p> <p>A comment was made about getting the county wood chipper to come and let owners bring their downed trees and brush to be chipped, creating a community wood chip pile on the burn pit property. There was no commitment by anyone to coordinate this project. The board will discuss at the next quarterly meeting.</p> <p>Ken Baker mentioned that this past winter the snow removal was good and he was happy that the North Entrance was not closed at all.</p> <p>Larry McClymonds asked for documents to be updated on the website. Paula will follow up on this.</p> <p>Jerry Devries asked about how ORVs could be driven to the Pond if they aren't allowed on CR 35? Matt Anstine said that the deputies will not issue tickets if you can demonstrate that you are going to our Pond.</p> <p>Steve Johnson brought up speeding problems on the roads. Please slow down and make sure guests coming to your property know to drive slowly. Speeding contributes to washboarding and loss of road surface material.</p> <p>Eric Lines suggested that people clearing deadfall or clearing lots could make it known that they have wood to give away if they don't want the wood. He would also like to see more people take action to clean up fire hazard dead wood on their lots.</p> <p>Jeff Milanovich had a question about metal siding and modular buildings and was directed to the website for the current ACC guidelines and covenant requirements. He is also looking for a General Contractor. Other owners offered to speak to him about this.</p> |
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AGENDA ITEMS AND DECISIONS

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| 1. Approval of the 2021 Annual Meeting Minutes - a motion to approve made by Mark Matulik, lot 111, second by Larry McClymonds, lots 206-207 | |
| Decision: | APPROVED |
| 2. Approval of the 2022 Budget - submitted for review in the meeting packet. A motion to approve made by Larry McClymonds, lots 206-207, seconded by Bob Berg, lot 115 | |
| Decision: | APPROVED |
| 3. Reinstatement of Late Fees for delinquent dues and fines. Late fees were suspended by the board in 2020 because of the disruptions to normal life caused by the COVID-19 pandemic. An advisory vote of the members was sought to reinstate late fees for 2023. | |
| Decision: | APPROVED |

4. Implementation of electronic invoicing and payment for dues. The proposal to implement will include a subscription to this service on Quickbooks and transaction-based fees. The pricing is currently 2.9% per credit card payment and 1% for ACH (electronic check) payments. The Treasurer asked for a vote on implementing e-invoicing members for dues and whether to have the MHOA cover transaction fees or have owners pay the transaction fee. A motion was made by Bob Berg, lot 115 to implement e-invoicing and have owners pay the transaction fee. Seconded by Larry McClymonds, lots 206-207.

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| Decisions: | APPROVED |
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5. Three Board positions to be filled. Terms have expired for Paula Morgan, Jake George and Michelle Peters. Paula Morgan, lot 192-193, was nominated by Jake George, lot 70, and Bobby Ryzkowski, lot 237. Reddy Sarsam, lot 250, new owner in 2021, offered to serve and was nominated by Paula Morgan, lot 192-193. No other nominations. A motion to accept the nominations elect the candidates by acclamation was made by Larry McClymonds, lot 206-207, seconded by Bob Berg, lot 115.

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| Decisions: | APPROVED. Elected to the Board: Paula Morgan, lot 192-193, and Reddy Sarsam, lot 250. |
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| Next Meeting: | Quarterly and Annual meetings will be scheduled by the new Board. |
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| Adjournment: | 11:30 am |
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