

Michigan Hill Owners Association
Approved - Annual General Membership Meeting Agenda
June 2, 2018

1. Welcome
2. Call to order @ 10:15 AM by Les Choate
3. Introduction of Board of Directors
 - a. Les Choate – President
 - b. Larry McClymonds – Vice President and ACC Managing Director
 - c. Richard Retagin – At Large Director
 - d. Steve Johnson – Treasurer
 - e. Jennifer Starbuck – Secretary (not present)
4. Determination of Quorum, minimum of 20% property ownership represented - min. 55 lots required – 60 lots were represented.
5. Review of Annual Association Meeting Minutes of June 3, 2017 – last year’s annual meeting minutes were reviewed. Mike Lemaster, lot 234 moved to accept 2017 annual members meeting minutes as is and Paul Montgomery, lot 175 seconded. Minutes were accepted unanimously.
6. Open forum for association member comments
 - a. Ken Baker, lot 169 – Good snow removal due to limited snow. Discussed deadfall issue with vacant lots and the potential fire hazard.
7. Reports of officers:
 - a. President
 - i. Reserve Study (Larry McClymonds) – 2018 Reserve Study was reviewed and discussed. Current reserves required are \$46,500. Les Choate, lot 185 moved that the 2018 reserve study be approved as is, Steve Johnson, lots 182-184 seconded, passed unanimously.
 - ii. Overview of Board responsibilities and duties
Brief overview of the value of the association, road maintenance, augmentation pond, dump station, signage, hand pump well, 32-acre slash/burn pit and equipment storage and other open space throughout Michigan Hill.

Road maintenance is largest use of annual budget – grading, plowing, culverts, pulling ditches. Suggest the association focus on specific areas each year and rotate through. Driveway culverts are owner’s responsibility. Snow plowing equipment, both current and additional needs. Discussed possible purchase of a bigger municipal truck and showed several examples of available equipment.

Augmentation pond and is use as the basis for our well permits and use as a fishing pond. Discussed current pond valve repair / replacement and the possibility of pump if we need to replace the valve.

Burn pit, currently full and limited opportunities to burn under current conditions. Suggested a wood chipper but realize the high cost to purchase and maintain along with the inherent safety issues.

b. Vice President

i. ACC Activity Report

Approved:

Lot 01	Schroeder – New home
Lot 26	Sanford – New metal roof
Lot 107	Hogan – Add stone veneer to base of house and south facing area
Lot 111	Matulik – New metal roof
Lot 155	Shives – New metal roof and restrain house
Lot 168	Hecker – Repaint house
Lot 175	Montgomery – Reside garage to match house
Lot 212	Tucker – New Shed
Lot 226	Baker – Addition with garage
Lot 234	Lemaster - New shed
Lot 236	Weiland – New shed
Lot 248	Bailey – Restrain house
Lot 500	Cull – New House

Denial:

Lot 211	Haralson – Metal storage container as a shed
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Issues:

Lot 76	Colburn – Unapproved structures – Reported to county – Agreed to speed up building effort, currently working with county and periodic compliance reviews with MHOA board, \$100 monthly fine on hold with possible waive or retroactive based on compliance.
Lot 103	Crosby – unapproved shed, trash, unlicensed vehicle, house without roofing (many years) – reported to county
Lot 217	Whigham – unapproved partial shed – agreed to remove February 2017 - \$100 per month fine starting October 1, 2017 due to lack of conformance – reported to county

c. At-Large Member

- i. Internet update – CenturyLink has had some issues with the fiber that was put in and having to replace some equipment. Targeting the end of June for availability and Internet speeds of 10-20Mbps. Other options are: ViaSat (12-15Mbps) for \$95 per month, Hughes (20Mbps) for 10GB for \$59 per month and also Park County Phone Company but you need a clear line of site to Como, no fee supplied.
- ii. Augmentation Pond – currently drained due to valve repair. Will refill after repair but will not add fish this year.
- iii. 2017-2018 Snow plowing – Kept north entrance open most of this last season due to low snow. Primary snow plow operator is Patrick Rue and we are looking for a 2nd snow plow operator. MHOA owns and operates our own trucks and pays \$25/hour to our snow plow drivers.
- iv. 2018 Road grading – initial spring grading complete. Will add ~40 truckloads of gravel this year and complete 2nd grading in the fall.
- v. Burn pit use – currently full and temporarily closed until we can burn it. Due to dry conditions, county fire ban this may be awhile to complete. Plan to build two 20 x 20 burn pits after burned so we will not need a Colorado air permit to burn. Will be able to self-burn with a permit from Como-Jefferson fire department. The Fairplay transfer station is available for slash.

- d. Treasurer
 - i. Financial report for current year – balance sheet and profit and loss sheet supplied as handouts.
 - ii. Current bank accounts: Checking \$12,136.51 and Savings \$82,052.22 for a total of \$94,188.72.
 - iii. Outstand dues are \$3,036.76
 - iv. Budget review and discussion – Paul Montgomery, lot 175 moved we accept the proposed budget as is and seconded by Sondra Montgomery, lot 175, approved unanimously.
 - e. Secretary
 - i. Election of 3 Board of Directors members - 2-year term (must be an owner to be on the board).
 - Mike Lemaster, lot 234
 - Paula Morgan, lots 192 and 193
 - 3rd position left vacant due to no additional candidates
 - ii. Election of three ACC members – 3-year term (not a requirement to be an owner to be on ACC because it is managed by the board)
 - Larry McClymonds, lots 206 and 207
 - Matt Anstine, lot 219
 - Rob Skelton, lots 226 and 227
 - iii. Steve Johnson, lots 182-184 moved that we elected via voice vote due to limited candidates not exceeding the number of vacancies, Richard Retigan, lot 3 seconded. Voice vote was unanimous.
8. New Business - None
 9. Old business - None
 10. Adjournment @ 11:35 AM, Larry McClymonds, lots 206 and 207 moved we end the meeting and Mike Lemaster seconded, approved unanimously.