

## **MHOA Board of Directors Quarterly Meeting**

October 20, 2020 6:00pm

Jefferson Schoolhouse, Jefferson CO

**Called to Order:** 6:05pm

### **Attendance**

Board Members Present:

Angie Gerken, President  
Jake George, VP and ACC Chair  
Bobby Ryszkowski, At-Large  
Paula Morgan, Treasurer

Board Members Absent: Michelle Peters, Secretary

General Members Present: None.

### **Establishment of a Quorum**

4 of 5 Board Members present - quorum established

### **Approval of July 20, 2020 Quarterly Meeting Minutes**

Minutes were distributed via email on Aug 6th to the board members for review and comment/corrections. There was one minor change.

Angie moved to approve the July 20 minutes as final, Bobby seconded. - APPROVED

### **President's Report - Angie Gerken**

At the Annual Meeting in August, a request was made to include language in the Bylaws to clarify the rules regarding fences. The issue was primarily the use of the word "corral" versus "fence" and the definitions being too open-ended.

Angie proposed that the Board create a new by law specifying that any fence constructed for the purpose of containing animals other than domestic pets be required to have a setback of 50' from the property lines.

The Board discussed the wording of this bylaw and determined that it should include reference to the MHOA Covenants and ACC guidelines, which also cover fencing requirements within the MHOA.

The wording is as follows, added as Bylaw #18:

Any fence constructed on any lot shall be in compliance with the applicable MHOA Covenants and Architectural Control Committee Guidelines. In addition, any fence constructed on any lot that is intended to contain animals, other than domesticated pets, shall have a setback of 50 feet from the property lines.

In accordance with the Covenants, the Board voted to approve the addition of the Bylaw, to be in effect now until the next Annual Meeting where it will have to be ratified by a majority vote of the Members present.

**Vice President's Report - Jake George**

New ACC requests reviewed/approved since July:

- Lot 57 - Build a shed
- Lot 121 - Build a house
- Lot 223 - Build a shed
- Lot 143 - Build a dog fence

**Secretary's Report**

Michelle is absent. Paula is taking notes.

**Treasurer's Report - Paula Morgan**

Checks received since the Annual Meeting: \$925, includes 2 status letter fees and dues. Paula will be meeting with Lindsay before the end of the month to review accounts and refine processes.

Balance Report

<b>Checking</b>	\$44012.31
<b>Savings</b>	\$31653.52
<b>Total Bank Balance</b>	\$75665.83

**At Large Report - Bobby Ryszkowski**

The pond is very low on water due to the dry weather. The State did not require us to release water this year.

Monthly billing from Crooked Creek has started for the winter contract.

**Old Business**

- Item from the August 15 Annual Meeting: Use of the Out-lot where the old burn pit is for trailer storage.

Angie contacted our insurance company. They will not provide coverage the storage of member-owned vehicles or trailers. It may be possible to have a waiver drawn up by the attorney that would release the MHOA from liability.

We still need to verify whether the Out-lot is still leased to High Plains Ranch for grazing. This was brought up during the Annual meeting when the subject of alternative uses for the property was discussed. If it is still leased, then that may preclude us from using it for storage.

Further research will be done.

**New Business**

- Updated governing documents to be signed and sent to Larry to upload to the website:
  - New fine schedule approved at the Annual Meeting
  - Updated Bylaws

**Adjournment:** 6:50pm

