

**Michigan Hill Owners Association**  
**Quarterly Board Meeting**  
Old Jefferson Schoolhouse  
Jefferson, Colorado

October 9, 2021

**Called to Order at 10:01am by Jake George.**

Attendance and determination of a quorum:

Board members present: Jake George, Paula Morgan, Matt Anstine- QUORUM ESTABLISHED

Board members absent: Bobby Ryszkowski and Michelle Peters

Owners present: Steve Johnson, Tom and Annette Settle

**Approval of the Minutes from the July 24, 2021 quarterly meeting:** minutes not available

**Officers Reports**

President - Jake George

The only issues reported are some about speeding in the neighborhood and wildlife harassment (getting too close to the elk while watching them), and some people trespassing to "hunt" from our roads, looking for elk.

Jake spoke with some owners about the approach for dealing with this. There was a Facebook conversation ongoing about the animals.

Discussion:

Our signs say "no hunting" but the signs are getting faded and hard to see due to brush in the way. Steve Johnson says there is a new sign in the shed that has never been put up. The board will look into signage improvements, including something about not harassing the animals.

VP and ACC- Matt Anstine

An issue has emerged with a shed that was built. The siding used was actually metal roofing (like a pole barn). This was not what was on the approved request, which was submitted last fall.

Other owners have seen this shed and have asked to be able to use the same siding. Our current ACC guidelines do not include metal roofing as an approved material for siding. The metal siding that is allowed is horizontal and wood-grain textured. The horizontal-style siding is what was approved in the ACC request for this shed.

Discussion:

Subsequent ACC requests to use the roofing as siding have to be denied at this time. The owners have been asked to wait while the issue with the shed in question is resolved unless they go with currently approved siding material instead.

The board members who have seen this shed say it does not look too bad and is color-matched to the house, which has wood siding.

The ACC needs to find out why the owner of the existing shed used the roofing instead of the siding that was approved. The owners have not been contacted about this yet. They need to be asked about this before proceeding with ACC violation letters. Maybe there is a problem with supply of the approved siding?

Further research and discussion by the Board is needed to determine whether the roofing material will be proposed as an approved material for siding at the next annual meeting.

Treasurer - Paula Morgan

Financial reports were submitted in hard copy.

Some dues came in from the July statement mailing. There are still \$3500 outstanding. A couple of properties have sold and the dues came, or will come, from the title companies at closing.

Bills paid since the last meeting: fish for the pond \$800, summer road maintenance \$15,284, and the usual subscriptions and admin fees.

As of Sept 30, checking balance was \$59,903.10 (road maintenance check not cleared yet); savings balance at \$31,683.00

Paula asked the Board whether it is time to re-instate the late fees for non-payment of dues. The previous board had decided not to impose late fees during COVID in 2020. Paula made a motion to reinstate late fees in 2022. Second by Jake, APPROVED. Paula will follow up with the bookkeeper on this. The sentiment among all present is that there needs to be a notice to owners that late fees will be reinstated, and reminders about this printed on the statements.

### **Open Forum**

Steve Johnson - would like to have the Roads Committee meet and do some work on some of the culverts that have obvious problems. Also believes that there are spots on some of the roads that need more material brought in. He reports that the gravel that has been available at the Lazy Bull is the last of good road material. He says that when it is gone, there won't be any more. He also says that having Walt deliver some would probably be the same cost as having it brought from the pit in Fairplay. Steve also reminded us that paying to have the culverts cleaned out is cheaper than having to replace them.

A discussion of specific locations and problems that were observed followed. Matt asked for a copy of the map of the subdivisions with the culverts marked and Steve happened to have one with him.

Steve Johnson - reminded the Board that the website has not been updated and minutes from recent meetings are not uploaded. Paula committed to following up to correct this.

Trailer Dump Station - A question from Tom about the dump station and access to it. There is supposed to be a lock but is it still there?

Pond Gate - a gate has been installed on the pond road, right at the county road. Bobby is not here to fill us on why it is in that location.

**Adjournment: 10:55am**