

Michigan Hill Owners Association
Approved - Board of Directors Meeting Minutes
Jefferson Community Church
Nov. 4, 2017

Board Members Present:

Les Choate, president, Lot 185

Larry McClymonds, vice president, Lots 206/207

Steve Johnson via phone conference call, treasurer, Lots 182, 183 and 184

Jennifer Starbuck, secretary, Lot 105

Richard Ratigan, at-large, Lot 3

MHOA Members present

Terry O'Neill, Lot 246

President Les Choate called the meeting to order at 9:05 a.m. It was determined that a quorum was present.

The board reviewed the April 8, 2017 board meeting minutes and September 2, 2017 board organizational meeting minutes. Les Choate moved to approve both meeting minutes as written, seconded by Larry McClymonds. The minutes were unanimously approved by the board.

Open Forum for MHOA Member Comments (15 minute limit)

MHOA member Terry O'Neill gave the board an update on downed trees from a wind storm the previous week. Terry cut up some downed trees that fell across roads on the hill, and he wanted guidance on what to do about a large spruce on Georgia Pass Lookout. It was determined that spruce was on someone's private property and the MHOA was not responsible for its removal. Terry advised the board that the roads are cleared and ready for winter plowing.

Reports of the Officers

President

Nothing to report.

Vice President

ACC report — New Requests

Approved:

Lot 01: Schroeder – New home

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 – Re-side garage to match house

Lot 234: Lemaster - New shed

Lot 236: Weiland – New shed

Lot 248: Bailey – Re-stain house

Denied:

Lot 211: Haralson – Metal storage container as a shed

Issues:

- Lot 76: Colburn – unapproved structures. Owner has built sheds and other structures without a main residence, which is against MHOA covenants and Park County ordinances.
- Lot 103: Crosby – unapproved shed, trash, unlicensed vehicle, house without roofing (many years). Larry has filed a complaint with Park County concerning the state of the unfinished residence to possibly have the partially finished structure condemned.
- Lot 217: Whigham – unapproved partial shed – agreed to remove February 2017 - \$100 per month fine starting Oct. 1, 2017. Steve will send out fine in the mail.
- Sheds with no main residences: Larry advised there are several sheds on lots (including Lot 119, that also has a small utility trailer) that do not have the necessary main residence, so we need to be consistent with our covenants. Lots need to be identified and owners notified to remove the offending sheds, etc.
- The board discussed a homeowner's complaint (as given to Les Choate) about the cream color of a neighbor's shed. It was determined the shed color had already been approved and was within the rustic, natural color scheme allowed. No action necessary.

At-large

Roads: All the roads have been graded and culverts cleaned up. Century Link crews have been installing fiber optics and should smooth out roads at completion of the job.

Grader: New tires, Steve will be picking it up when he returns from vacation. Chevy is also ready to pick up.

Snow plow contractor: Walt Kendall has agreed to plow for \$125/hour on open roads. He will keep the north entrance open as long as it is feasible. Steve is in charge of calling Walt when the hill needs plowing. Walt has 24 hours to plow. MHOA board needs copy of Walt's insurance.

Burn pit: Richard will follow up with Jefferson-Como Fire District so firefighters can monitor the burn. Once the fire pit is down to 20X20 area, we can burn without supervision. MHOA has to post a notice for upcoming burns to warn of health effects.

Pond: MHOA has to release 1.04 acre feet of water by end of October. Working on getting missing vault part. Steve, Larry and any others who can help will plan on releasing water on Nov. 10-11.

Treasurer

Checking balance: \$5,354.09

Savings: \$67,038.62

Outstanding homeowner dues: \$275.74. Liens are being notarized.

Secretary:

Nothing to report

Old Business

None

Adjourn Meeting

Larry moved to adjourn the meeting, seconded by Steve. Unanimously approved.

Meeting adjourned at 9:53.