

MHOA Board of Directors Meeting February 13, 2020

Welcome: Angie Gerken

Attendance: Angie Gerken, Bobby Ryszkowski, Paula Morgan, Ken Baker

Call to Order: 6:38pm by Angie

Determination of Quorum - Quorum established by 3 of 3 board members present: Angie Gerken, Paula Morgan, Bobby Ryszkowski.

Since the last quarterly meeting, both Mike Lemasters and Frank Marinaro have resigned from the Board.

Open Discussion

Snow Plowing

- Ken stated that the snow is deeper at this time of year than any year since 2000. Ken also says that he is happy with the snow plowing and maintenance of the North Entrance this year.
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- Paula has spoken with Bryan Alexander of Crooked Creek Excavating. Bryan says he has gotten positive feedback on the plowing from residents.
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- Bobby is certain that we are running even, if not under, the costs from last year at this point.

REPORTS

VP/ACC Director - Angie

- 1099s have been filed with the IRS and sent to those who were paid by MHOA in 2019
- New ACC request on lot 173 for the garage, owner is Michael Moore.
- A local attorney has been contacted for a quote regarding the revision of our governing documents. When she gets the quote she will pass it along to Bobby and Paula.
- There were several bills given to Paula for payment by check: State Farm insurance on the Chevy truck, property taxes due on MHOA-owned properties, reimbursement to Angie for out-of-pocket expenses including tax forms, State of CO HOA renewal, and Intuit e-filing for 1099s.
- Angie has been working to create a database of the MHOA lots, owners and street address, making sure that recent changes in ownership are noted.

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Secretary - Paula

Preparing for the mailing of annual meeting reminder postcards. Address labels will be needed.

Financial Report - Angie

The books are current and reconciled to the penny.

Checking Account Balance: \$3340.06

Savings Account Balance: \$41605.50

At-Large - Bobby

Last month's bill from Crooked Creek (Bryan Alexander) was \$1800.

A snowmobile trailer is parked at the end of the driveway at a home at the north end of Michigan Hill Rd. Bobby contacted the homeowner on Feb 10th to get it removed as it is in a bad spot for plowing as well as for anyone driving past it. The driveway of this home was completely drifted in, prevent the trailer from being parked on the owners property. The trailer also has a lock, preventing it from being easily towed.

Fire mitigation: Rob Skelton has a plan to have the property owners allow cutting on their properties by other property owners. There would have to be some kind of waiver for people cutting wood to sign. MHOA itself would not be responsible for these arrangements.

OLD BUSINESS - as above

NEW BUSINESS

County Road complaints: MHOA is not responsible for the county roads. Property owners here need to be aware of the weather at all times and plan accordingly.

The county was keeping up pretty well earlier in the winter, but they have had some equipment problems and there is a rumor that their budget may be getting tight causing them to cut back on weekend and overtime hours for operators. MHOA members should write the Park County Commissioners and attend the Commissioner meetings to complain about delays in plowing the county roads.

Missing Street Sign: A street sign of ours, Selkirk and Georgia, was found at the CR 35 - Jefferson Lake Rd intersection. Nobody knows how it got there. (Was the wind really that strong??) It was turned in at the Jefferson Realty office. It looks like it can be reinstalled.

MHOA Dues Invoices: HOA dues invoices will be sent out on March 1. Postcard reminder to be sent out at the end of April

Vacation Rentals on the Hill: Our covenants and by-laws are so old, this topic is not specifically addressed. It needs to be clarified in the re-write. We have a clause stating that businesses may not be run out of homes in Michigan Hill, but does this preclude short-term renting? There may be differing views on this. Various board members, past and present, have had issues with ill-prepared weekend renters coming into our neighborhood during winter.

MHOA Bookkeeper position: Due to Frank's resignation, the books are currently being handled by Angie, with Paula holding the checkbook and Bobby using the debit card for vehicle and other At-Large expenses. Angie and Paula have the PO box keys.

We have the contact info for 2 possible bookkeepers located in Fairplay. We'd like to see if we can get someone local to work with us. Since our both Quickbook software and bank accounts are accessible on the web now, it is easier to engage someone who does not necessarily live on the Hill.

There are roughly 10 transactions per month outside of dues processing in the spring. The board believes that our \$200/month budget item for a bookkeeper should be adequate for our volume of work, except possibly during dues processing and tax season.

Motion to Adjourn: Angie, seconded by Bobby, passed

Meeting Adjourned at 7:48pm