

Michigan Hill Owners Association Quarterly Board Meeting Minutes Old Jefferson Schoolhouse	February 5, 2022
Call to Order	10:06AM
Attendance	
Board Members	Jake George, Matt Anstine, Bobby Ryszkowski, Paula Morgan
Owners	Steve Johnson
Review and Approve Previous Meeting Minutes	Hard copy provided to attendees. Quarterly Board Meeting July 24, 2021 - approved Quarterly Board Meeting October 9, 2021 - approved DRAFT - Annual Meeting June 5, 2021 - reviewed
Boardmember Reports	
President - Jake George	A homeowner has an issue with a broken window and needs some help boarding it up. Matt has offered to help and Jake will put the owner in contact with Matt. No other issues.
VP and ACC - Matt Anstine	ACC requests - Lot 114 submitted a form for a solar panel. There are no design guidelines covering solar panels. There is still the outstanding issue with the metal siding language in the guidelines. There is a pending ACC request for another garage to have vertical metal siding, since the one that exists was built that way under an approved ACC request.
Secretary - Michelle Peters	absent
Treasurer - Paula Morgan	End of year 2021 financials provided in hard copy. Currently working with our bookkeeper, Lindsay Wood, on preparing to send out due statements for 2022. Budget for 2022, and previous meeting minutes provided in hard copy to those present. Note on the Annual Meeting minutes: handwritten notes from that meeting are in the possession of Michelle. She has not provided the minutes, and there was no response to a request to have the notes sent to Paula so she could type them up. The draft minutes as we have them report the attendance figures, establishment of a quorum, and the decisions that were made at that meeting. No other details are available.
At-Large - Bobby Ryszkowski	Pond - very little water was in it at the end of the fall last year. Melt and run-off is expected to fill it again in the spring. The fish will be stocked as usual. Culverts - Leon will do it. No issues with snow plowing.

Old Business	
Website is not updated	Meeting minutes and budget document will be sent to Larry after updating.
Culvert Committee has not met	Leon will do the culverts this summer.
Access to the Dump Station, is it locked?	The dump station is locked.
Pond Gate	It is open. Other people on that road must be notified before the gate can be locked.
New Business	
2022 Budget	The budget is planned as a balanced budget, with net zero income minus expenses. We had a surplus for 2021 because of lower snow year, and difficulty scheduling summer maintenance. Items added this year: \$2K for a CPA to review our accounts and tax status; \$6K for gravel; \$4K for culverts to be cleared.
Donation in memory of Bob Alexander	The board voted \$50 to be sent to the Grace Church in memory of Bob who often did the snow plowing and drift removal since we started using Crooked Creek.
Annual Meeting June 11	Date needs to be corrected on the website The board voted to reinstate the food as part of the meeting. Jefferson Market will be contacted to determine the cost of breakfast burritos, coffee and juice.
Ajourned	11:08AM