

Michigan Hill Owners Association
Minutes - Approved
Board of Directors Meeting
Jefferson Community Church – 9 AM
March 1, 2014

Board Members Present:

Blenda Crawford, Lot 66
Steve Johnson, Lots 182/183/184
Paul Montgomery, Lot 175
Dennis Sherman, Lot 156.

Homeowners Attending:

Lourdes and Les Choate, Lot 185

The meeting was called to order at 8:58 a.m. It was determined that a quorum was present with four board members in attendance.

A call was made for any revisions to the January 18, 2013 Board of Directors Meeting Minutes. None were forthcoming. A motion was made to accept the Minutes as written by Steve Johnson. The motion was seconded by Dennis Sherman. Minutes were accepted by a vote of the Board. The approved Minutes will be posted as final on the website.

Open Forum for MHOA Member Comments

Lourdes and Les Choate, Lot 185

- i. Indicated that they will be building next summer. Asked about transplanting trees from the forest. The Board suggested transplanting trees from the ditch/road easements on Michigan Hill. The lot owners stated that they are in the process of evaluating building plans: The original foundation left on the property was put in in 1999. They would like to utilize it as part of their plans; however, it does not meet the offsets required by the covenants. The Board indicated that the owners will need to submit the plans to ACC for review. The drawings should include the location and offsets of all the critical elements as well as information about the building exterior and colors. Additional information is available on the MHOA website. The owners asked about hiking on Michigan Hill. The Board indicated that members may hike the outlots and that a map is on the website. The Board also indicated that no motorized vehicles are permitted on the outlots.

Reports of Officers

President

No new information to report.

Vice President

ACC Report

Lot 185 needs to submit accurate drawing with offsets and locations of dwellings, etc. per covenants for ACC review and discussion.

At-Large

Road Signs

Signs are in. MHOA is currently waiting on the bill/invoice from Park County. When the weather gets nice, the Board will ask for volunteers to help put up the new signs. The one sign which was considered critical on Michigan Hill has already been installed.

Snow Plowing

Jaimin and crew are doing a fine job with snow plowing/removal. February was a heavy snow month. Currently getting bids to open up the north entrance by April.

Treasurer

Dues Notices

1. All the dues notices are out and the Association has already received some dues.
2. There is one lot with outstanding dues from last year. There is now a lien on the property for the delinquent dues. .

Snowplowing

Snowplowing bills for one snow season (i.e. October-May) cross two financial years. Therefore a season's cost differs from a calendar year's cost for snowplowing. October-December goes in one financial year; and January through May in the next. The Table 1 below shows these differences:

Calendar Year	Cost	Oct-May Season	Cost	Notes
2010	\$10,849.22	Fall 10-Spg11	\$11,891.50	
2011	\$11,787.83	Fall 11-Spg 12	\$5,236.33	
2012	\$6,115.00	Fall 12-Spg 13	\$7,380.00	
2013	7,380.00	Fall 13-Spg 14	\$5,415.00*	Plus approx. \$3,000 not paid

This information is important for the budgeting and discussion of snowplowing/removal costs.

Accounting Report

As of February 26, 2014, all money is in the Fairplay at Colorado East Bank & Trust. Checking: \$1022.20; Savings; \$45,006.27. No more outstanding CDs. Total: \$46,028.47.

Secretary

No new information to report.

Old Business

Port-o-Potties (Sanolets) – per Sheila Cross, P.E., Park County Director of Development Services, the county policies are as follows:

1. Sanolets are required on building sites and must be permitted,
2. Sanolets are not allowed as a permanent wastewater solution on developed lots, and
3. Sanolets are not allowed on undeveloped lots without a permit from the County.

MHOA is in compliance with the county policy.

Animal Policy. The Board is asking for continued owner input toward clarification of the Animal Policy under Section 8 of the MHOA covenants: "No stables, corrals or other structure for the housing or feeding of horses or animals other than domestic pets, shall be located or placed closer than fifty (50) feet to any lot line or street." Last BOD meeting, owners expressed general consensus that horses should be 50 feet from property lines. Should MHOA define a Corral "as an area that is surrounded by a fence and used for holding animals such as horses"? Discussion will be continued at Annual General Members Meeting. The subject was tabled at the March Board meeting pending further discussion at the annual meeting.

New Business:

Annual Meeting. The Annual Meeting of the Homeowners Association will be held on the first Saturday of June (6/7/2014). It will be held at the Community Center in Jefferson at 10:00 a.m. Two board positions will be elected at this meeting. Members are reminded that if they are unable to attend they should complete a proxy and forward to the Board, or it should be given to someone they trust to vote on their behalf. The proxy forms are located on the website. It is important that

members either attend or complete a proxy to assure that there is the required member representation at the annual meeting to meet Homeowner Association quorum requirements.

This meeting will be followed by a MHOA BBQ. The Association provides the main (chicken, potato salad, beans, and drinks). Members are asked to bring a side dish or dessert.

Adjourn Meeting: Motion to adjourn made by Steve Johnson, seconded by Paul Montgomery. Affirmed by vote. Meeting adjourned at 9:40 a.m.

Next meeting: June 7, 2014, 10:00 a.m. at the Jefferson Community Center.