

Michigan Hill Owners Association  
Minutes - Approved  
Board of Directors – Organizational Meeting  
July 11, 2015

Board Members Present:

Les Choate, Lot 185  
Blenda Crawford, Lot 66  
Steve Johnson, Lots 182/183/184  
Eric Lines, Lot 231  
Larry McClymonds, Lots 206/207

Larry McClymonds called the meeting to order at 9:05 a.m. It was determined that a quorum was present.

The Board reviewed the draft of the Meeting Minutes for the last Board Meeting on March 14, 2015. There was a motion to approve the minutes as written by Steve Johnson; seconded by Larry McClymonds. Unanimously approved.

A discussion took place regarding the various responsibilities of board positions. The Board determined the member positions for the 2015-16 year, as follows:

Eric Lines – At Large 719-836-1844 for Eric contact on website.  
Steve Johnson – Treasurer  
Blenda Crawford – Secretary  
Les Choate – Vice President with ACC oversight  
Larry McClymonds – President

A motion was made to vote to affirm these position assignments by Larry McClymonds. Steve Johnson seconded the motion. Approved unanimously.

The Board determined the 2015-2016 meeting schedule. Board meetings will be held at the Jefferson Community Church beginning at 9:00 a.m.

August 8, 2015  
November 14, 2015  
March 5, 2015

Annual General Membership Meeting:

June 4, 2015 – Jefferson Community Center at 10AM

Steve will follow up and file the appropriate documentation to reserve the space at the Jefferson Community Church.

ACC Requests:

- Three requests:

- Lot 76: 2 requests. Homeowner: The Colburns. Request for a shed, denied, due to Park County Land Use Regulations, Building and Zoning. A driveway gate, approved.
- Lot 231: Homeowner: The Lines, a sunroom addition. Approved.
- New information from Park County Building and Zoning regarding sheds on lots less than 35 acres will be posted on the MHOA website.

#### Snow Plowing Contract:

- An advertisement was placed in The Flume. Cost to run it for 3 weeks was \$81. Have had zero response as of July 11, 2015. Similar information was posted on the home page of our website and emails and calls were made to Jamin Ramirez and Tom Clinton to determine if they were interested in submitting proposals for snow plowing. No response was received.
- The Board will begin to work with Plan B which was discussed at the annual board meeting, which is MHOA equipment purchase and oversight.
  - Discussion: A subcommittee of the Board was appointed. The Board authorized it to investigate the purchase of a piece of equipment for snow plowing. The subcommittee will research various options which would be most advantageous to the MHOA community. Options to consider: regular plow truck, a V-plow, dump truck with plow. Will watch regional secondary equipment market for options. Will also look at adding a V-plow to the front of the grader to be able to use a backup plow. Will look into leasing or financing options if necessary. Goal: to have solution identified by September. Steve Johnson made a motion to make \$10,000 available for purchase of snow equipment. Les Choate seconded. Unanimously approved.

#### Pond Remediation:

- Completed work that was requested by our District Water Commissioner, Garver Brown. Had budgeted \$2,500. Used \$2,000. May need to replace the pond dump valve in the near future.

#### Roads:

- Recommendation was made to research viability of a gas powered hedger for pond/road maintenance. Will see rental options.
- Also, a recommendation was made to rent a chipper when mitigating tree encroachment on the road.
- Board will contact IREA regarding trees leaning/covering lines.
- MHOA responsibility to clear between the lot pins and the road; however, some homeowners are voluntarily clearing their ditches.
- Some tree clearance is needed for visibility at the intersection of Fremont Knoll and Michigan Hill.

- Will move forward with third payment (out of five) on road easement purchase.
- Will look into a Volunteer Day to work on maintenance on the Hill.

#### Fences:

- New fencing on Outlots C&E is expected to be completed by end of July. When work commences, should take 2-3 days.
- MHOA needs to cut the fence where appropriate so that contractor knows which fence is to be left at request of homeowners.
- Will get bid to pull old posts, fencing and haul off.

#### Health and Safety

- Will publish short article or links on MHOA website notifying residents of harmful viruses from animals in the area, mice and rabbits in particular.

#### Shooting Opportunities:

- Shooting at Como Range is free and is a safe area for the discharge of firearms.

#### Fish:

- Fish are in. Pond is stocked. Some big fish made it through the winter.

#### Process for Meeting Minutes:

- Blenda will send out draft. Board Members will indicate receipt and send in changes/edits, etc. Members should also respond to indicate if no changes.
- The changes will be incorporated and the final draft forwarded to Larry to post the draft to the Website.

A motion to adjourn was made by Larry McClymonds and seconded by Eric Lines. Approved unanimously. Meeting adjourned at 10:17 a.m.