

Michigan Hill Owners Association
Approved - Board of Directors Meeting Minutes
Jefferson Community Church – 9 AM
August 8, 2015

Board Members Present:

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

Larry McClymonds called the meeting to order at 9:00 a.m. It was determined that a quorum was present.

The Board reviewed the draft of the Meeting Minutes for the Organizational Board Meeting on July 11, 2015. There was a motion to approve the draft of the minutes as written by Steve Johnson; seconded by Eric Lines. Unanimously approved. Larry will post Minutes Draft to the MHOA website.

Open Forum for MHOA Member Comments: No members present.

Reports of Officers

President

- i. ACC report – Larry’s last ACC report as Les Choate will be leading the ACC moving forward.
 1. Approved - Lot 111, paint deck railing.
- ii. Outlots D&E fencing update: Are guaranteed fence will be done during 2015. Waiting on good weather to put in posts.
- iii. Larry met on July 25th with several presidents of homeowner associations within Jefferson/Como fire department district. The main concern is the condition of roads in various association areas. All are county maintained. Homeowners key concerns are ruts and snowplowing, especially if the roads are not on the main feeder routes. Homeowners indicate they are not getting the type of service would like; however, county has changed its policy on road maintenance. Other association concerns: trailers sitting out all year long. A key take-away from meeting was that the Michigan Hill Owners Association is admired for its handling and quality of roads. The Board received an email from another president with invitation to join Nextdoor, a community bulletin board. The Board declined the invitation given its present needs and efforts focused on MHOA specific needs.

Vice President

- i. Nothing additional to report other than one application approved (see above).
- ii. Two septic put in and another house going up.
- iii. There are currently a lot of For Sale signs on Michigan Hill.

At-Large

- i. Grader has pulled the ditches on Michigan Hill and Georgia Pass.
- ii. Replacing cable on fish pond due wear and tear.
- iii. August 15th is work day on the hill. Larry will pick up the chipper and hedger for work. The volunteers will cut back low foliage which interferes with snowplowing. Also, with last snowfall, will remove bent over trees which are obstructions on the road. Received one member's email concerning grading roads. The Board has determined that it will only grade roads 2 times per year instead of 3. Purpose is to pull gravel back onto the roads. Any trees in right of way and road easements are removed at intersections for safety purposes. Will try to put gravel on the roads this year, contracted for 40 loads. If too late in the year when the work can be done, then the Board will cancel, depending on the need. The Board is pleased with the amount of gravel currently being pulled back on the roads from the ditches. It is currently trying to get ditches mowed. There was no mowing in 2014. It is an important activity because the taller weeds act as a wind break and cause a snow drift and snow accumulation on the roads.

Treasurer

- i. As of 8/2/2015 Savings balance: \$73,795.99. Checking balance: \$7,835.90.

Secretary

- i. Draft of the Annual meeting minutes are in and posted on the website.

Old Business

- i. Snow Plowing Plan: As discussed in organizational meeting, no responses were received from efforts to solicit bids for snow plowing. These efforts included: 1) advertisement, posted on website, 2) reaching out to previous contractors who had expressed an interest in or who had plowed in the past by leaving voice messages and sending emails to Tom Clinton and Jaimin Ramirez to ascertain interest. No responses were received. Therefore, the Board will need to pursue taking care of its own roads. The Board is pursuing its own equipment. It located a snow 2001 Dodge Ram 1500 with a V8 that has 120,000 miles. The majority of miles are non-plowing miles. Current owner purchased truck 5 years ago and planned to expand business to include snow plowing. The current owner put a hydraulic Meyers snow plow and lights on the truck. It still has the original snow blade on it with very little wear. The truck is in good condition and the plow is like brand new. The owner is asking \$6300. The board contacted the mechanic who has overseen maintenance on the truck who indicated that it needs an oil change and a serpentine belt. Board Discussion: Blue book value on truck is \$3500-5000; the snowplow setup is valued at \$3000-3500. Tires will get through season and may need to be replaced with snow tires. Truck has a receiver hitch. Snow plow set up has a wheel/tongue jack for easy removal. Highly recommended by the mechanic who has been taking care of it. Says it's in great shape. Larry motioned to purchase the truck for a maximum \$6300 with some negotiation regarding the oil change and serpentine belt and possible price. Steve Johnson seconds. Unanimous vote of support. Steve will pursue

negotiation and purchase. If purchased will be added to insurance and look into registration as an MHOA asset.

- ii. Larry will pursue additional back up equipment and services for heavy snowfall. Additional snow plan details, such as marking of potential hazards, culverts, etc. will be forthcoming.

New Business: None.

A motion to adjourn was made by Blenda Crawford and seconded by Eric Lines. Approved unanimously. Meeting adjourned at 9:32 a.m.