

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

Board Members Present:

Blenda Crawford, Lot 66  
Larry McClymonds, Lots 206/207  
Les Choate, Lot 185  
Paul Montgomery, Lot 175  
Steve Johnson, Lots 182/183/184

The meeting was called to order at 9:01 a.m. It was determined that a quorum was present.

The Board called for revisions of the March 1 2014 and July 5, 2014 Board of Directors Meeting Minutes. None were offered. A motion to approve as written was made by Blenda Crawford. Steve Johnson seconded. A vote was taken and the minutes were approved as submitted.

Open Forum for MHOA Member Comments - 15 minute limit: No discussion.

Reports of Officers

President

- i. ACC Report: Lot 234: house and dog run approved. Lot 185: waiting for additional information regarding placement of fence and other items. Homeowners have notified the board that other information has been provided for consideration.
- ii. Fencing for Outlots D&E: Scheduled with K&W Fencing for Fall 2014.
- iii. Augmentation Pond: Stocked the fish as noted on website. Larry and Steve will schedule a tour of the 74 Ranch's pond to look at and discuss design of their outlet, both pros and cons. Also want to talk with the engineering firm about pond remediation options as recommended by Garver Brown, district water commissioner. In discussions with Brent Barrows, owner of property where the ditch that fills the MHOA augmentation pond runs through. May need to get a backhoe to deepen the ditch to the pond inlet so that it doesn't interfere with Brent's dry pasture as required by the district water commissioner, Garver Brown.

Vice President:

Needs keys. Steve will get keys to Les within the next month to grader, fuel tank, shed and pond locks.

At-Large

- i. Road Signs: Completed and up on roads.
- ii. Roads and Grader: waiting for 40 loads of gravel. Will do final grade when ditches dry out. New blades on the grader and an extra new set on hand. Will put in the shed.
- iii. Culverts: Have been checking out culverts with rain. Culvert on Fremont is set too deep and needs to be reset. Lower end is clear but is damaged in the middle. 3 options: go with 16" and use part of that; replace it all with a bigger one; or replace with even bigger one and put chute on one end. Need 35' of pipe. Comes in 10' and 20' lengths. Need to have on site when digging occurs. Contractor thinks 16" is enough if a collector is put on front end. 16" - \$600; 18" - \$860 for pipe, plus labor. Looking at about \$2000 for replacement. Per covenants, any driveway that crosses right-of-way requires a culvert. Originally, in Filing 1, the county did not require a permit to get a driveway cut-in. A permit is now required for all driveway cut-ins. Also, a driveway culvert has always been a required upgraded under MHOA covenants. Will get second quote on culvert work. Motion by Larry to get culvert replacement this year with 18" pipe and get a second quote on job before moving forward on work. Second: Steve. Unanimous. May need to get locator for phone prior to work on culvert.

- iv. Fencing: Sally Baker likes the old fence on her property so will not be removed.

Treasurer

- i. Treasurer Report: \$7307.47 in checking; wrote check for \$4300 for 2<sup>nd</sup> payment on right-of-way purchase. \$70,013.32 in savings. 5 delinquent dues homeowners' accounts – will be processing liens shortly. Sent certified letters out – two came back. Adams, Romero, Sheridan, Smith, and Willars. Total account balances: \$94,728.23 less \$4300 payment.

Secretary –

- i. Annual meeting minutes were submitted to Board for review.

Old Business: none.

New Business: Questions raised:

- i. Any thought of scanning old documents for archives?  
Terry O'Neill, Lot 246: Where are key documents filed? BR: on file with the county and held with financial documents.
- ii. Any development of guidelines for submissions by homeowners? I.e. Sample of typical document. Will take a look at scope of suggestion.

Adjourn Meeting: Steve Johnson motioned to adjourn meeting. Paul Montgomery seconded. Unanimous approval. Meeting was adjourned 9:46 a.m.