

Michigan Hill Owners Association
Minutes - Approved
Board of Directors Meeting
Jefferson Community Church – 9 AM
October 1, 2016

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

MHOA Members present: Terry and Judy O’Neill, Lot 246
Robin Lines, Lot 231
Traci and Andy Bailey, Lot 240
Steve Howze, Lots 192/193
Lourdes Choate, Lot 185
Tom Clinton, Lot 201

Larry McClymonds called the meeting to order at 9:02 a.m. It was determined that a quorum was present.

The Board reviewed the March 5, 2016 Minutes. There was a motion to approve the draft of the minutes as written by Eric Lines; seconded by Steve Johnson. The minutes were unanimously approved by the Board.

The Board reviewed the minutes of the August 17, 2016 organizational Board of Directors Meeting. Revisions were asked for. None were offered. There was a motion to approve the draft of the minutes as written by Eric Lines; seconded by Steve Johnson. The minutes were unanimously approved by Board. Larry will post Approved Minutes to the MHOA website.

Open Forum for MHOA Member Comments - 15 minute limit

Dump site looks wonderful. Corrected the locks on the dump site valves to avoid future dumping confusion over where to dump.

Reports of Officers

President

Going to look into back lot with 35 acres. Previous owners have sold; will contact new owners about existing right-of-way (60-80 feet).

Vice President

ACC report – new requests

- Glacier Peak View Property – approved. Done. Owners did a nice job. Will send copy of applications and approvals.

Current activity noticed on the hill – will check into:

- 151 Michigan Hill Road. Now painted grey with brown trim. No application received.
- 116 Michigan Hill Road - Ken Baker – repainting house. Same color. No approval need if repainting house same color as previously approved by Board.
- Shed addition on Michigan Hill - Mike Pucharelli lot, no application received.
- Lot 271 Work being done, no application received.

At-Large

Road Grading

All roads graded; 40 loads of gravel put down. In good shape and ready for winter.

Dump site:

Four board members worked on dump site. Put in PVC culvert to protect entrance and exit sites. Lids screwed down and made secure. One is open with combination lock for access of lot owners. Ground sloped for protection of PVC openings.

Snow plowing: Both trucks are up and ready to go.

Augmentation Pond: May need to release some water. Received email from Garver Brown regarding call for water. Valve is leaking, will correct that at time of release of water.

Treasurer

Treasurer report:

\$60,000 in savings. \$4,109.22 in checking. Outstanding bill: maintenance on the grader.

Twelve people have not paid dues; will look into liens on property sold. May need to file one lien.

Secretary

Nothing to report.

Old Business

Working on the details to coordinate the burning of the slash pit. Still working on documentation which involves an Online application. Requires additional support to complete documentation from the state. There is a new program for managing controlled burns in the state. Walt Kendall will be pushing up the slash in the upcoming weeks; must be aware of cattle currently grazing in the area. Taxes are now agricultural on that piece of ground.

New Business

CIC Association Documents, HOA Status Letter and Transfer Fee - Property Sale

MHOA is now starting to get request letters for status letters, etc. when properties are under contract to be sold. Specific information from MHOA must be delivered in response to any request from a title company as part of the closing documents for the sale of a property. HOA's are now charging for this service. Putting a packet together for the title company enables MHOA to have new owners sign a document that indicates they have received copies of the MHOA covenant/bylaw documents. This is an emerging responsibility of the MHOA on behalf of sellers. Discussion ensued regarding a reasonable fee to cover costs of meeting these requirements. Suggestions of fee between \$100-175 were made to manage the costs for providing this service. Steve Johnson made motion that the initial fee be \$100 per request pending further review. Seconded by Les Choate. Approved unanimously. Larry will put together a basic package with a checklist. The Board will talk with the association attorney to put together letter which has new owners name, contact information, etc. to be returned with signatures and payment to MHOA at time of closing.

ACC Complaint - Steve Howze

The Board received an ACC complain about ACC procedures. Steve was asked to explain his complaint. He had read through covenants and looked at specifics which applied to building requirements and design guides. He wondered why they are not being enforced verbatim, specifically, covenants do allow manufactured homes, but must be earth toned. Design of homes should be rustic, western or mountain. Also, siding spec was wood, stone, rough cut lumber, etc. He questioned why are homes being put up that don't meet these specs. Discussion: Complainant was thanked for raising concerns. Some of the design guidelines were taken to court in the late 1990s and tested in the court system. As a result, since the early 2000's the covenants are being closely adhered to. The homes referenced in the complaint were in place prior to that period of time. The ACC must now approve these activities and most homeowners do follow the application process and specification guidelines. However, on occasion some homeowners begin work without the partnership of the ACC. Consequently, when the Board hears of or sees these activities, the ACC must contact these association members and ask that the homeowner complete an ACC application. Permanent changes to the covenants and bylaws must be approved at an annual meeting. In addition, the complaint was submitted to the MHOA attorney (David Furman) as well for his opinion. ACC also reviews new building products for consideration. Action item: Review the guidelines and consider this as an agenda item for annual meeting. Homeowner agreed to create a guideline for homeowners which highlighted steps and pertinent covenant/bylaws which govern building and residence changes.

Barking Dogs

A complaint about barking dogs was received by the Board. The Board referred the complainant to Animal Control to ask for some suggestions.

Riding quads and motorbikes on property

The Board had received emails from prospective buyers regarding riding quads and motorbikes on individual properties and on Michigan Hill; and about horses on property.

- Structures for horses must be 50 feet from property lines and 100 feet from wells. Also, all water must be hauled.
- No quads or motorbike riding on properties. May ride on Michigan Hill as they are private roads. Under nuisance in covenants, "trailbikes, scooters and motor bikes will be used on approved roads only." No motor vehicles are permitted in outlots/easements. Board is happy to talk with homeowners violating these covenant provisions. Suggestion: put up signage on outlots and easements that no motorized vehicles are permitted. Also put statement in dues letter.

Snow removal:

- Talked with Tom Clinton. Unable to help with emergency snow removal.
- Scott Sanbourn has agreed to do it; however, would like to have a contract for services. Proper insurance will be required. The Board will investigate nature and type of contract. Larry McClymonds made a motion that if MHOA works with Scott, evidence of appropriate insurance will be provided and that the minimum charge will be \$300 per event. Eric seconded. Unanimously approved.
- North Entrance: when it gets too heavy to maintain it, will need to be closed.
- Snow removal policy is available on the MHHOA website.
- Concern over lack of fuel because of weather conditions and closures: For \$350, a tank is available from McFarland Oil with additional cost for the pump. They will come out, set up and fill with two days' notice. Steve Johnson motioned board to approve up to \$600 for tank, pump and first fill, to be located in burn pit next to diesel tank. Eric Lines seconded. Unanimously approved.

Hand pump well:

- Like a geyser when used. Need to have someone come out and repair it. Steve Johnson made motion to get some quotes, talk among the board, and have someone come out and repair. Les Choate seconded motion. Unanimously approved.

Willows on augmentation road

- Steve Johnson suggested getting quotes on getting willows removed and hauled away.

Adjourn Meeting: Steve Johnson motioned to adjourn; Eric Lines seconded. Unanimously supported.

Meeting adjourned at 10:03 a.m.