

# MHOA – Board of Directors Meeting

## Sat. Oct. 10, 2009

### Board Members:

Dennis Sherman, Loretta Hubert, Steve Johnson, Steve Gregory and Ron Rohr

ACC Members: Ron Rohr, Traci Bailey, Sue Ebner, and Diana Johnson

Unable to attend: Traci Bailey, Sue Ebner, Diana Johnson & Ron Rohr

### Homeowners present:

Tom Clinton, Larry McClymonds, Ken Baker, Jerry and Wortley Cole

Also present were Mark and Bruce Price of HDC Inspections and Road Maintenance. Who reported on efforts to grade the roads with Marvin Muntz and clear the Beavers from the Pond area.

Note: The Board encourages any owner to attend meetings and address any issue presented.

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Meeting was called to order by President Dennis Sherman @ 9:10 AM.

The minutes from the previous meeting were given to, read and reviewed by all members present approving.

**Treasurer's Report:** Loretta stated the Balance on Hand is \$33,683.25 + \$565 Savings

There was discussion about transferring some of the money to a CD, which ranges between 1 and 4 % return. Further review was in order for the place to do this. Loretta will follow up on these options.

We have issued 5 Liens that equal a balance of \$1,790 overdue. Our Lawyer has filed 1 additional lien.

The Lawyer suggested a super Lien; however, this is only good for a maximum of 6 months. Dennis mentioned it might also result in additional court charges. Is foreclosure a viable option? Loretta related that in the past Security Title was very good at collecting in a property transfer.

Larry asked why we have the same 4 to 7 homeowners every year default on dues payments; why not foreclose before anyone else is involved. Dennis said it is usually too costly. Loretta mentioned that we do have a foreclosure letter.

Motion was made and seconded to accept the treasurer's report as presented. All Approved.

## **Architectural Control Committee (ACC):**

Traci submitted via e-mail stating that the ACC has from the last meeting reviewed and approved 1 Home Repaint, 1 Home Re-stain, 1 Driveway Entry Post install, 1 Mudroom Addition, 1 Home Structure and 2 Garages. All met ACC requirements.

## **Pond and Burn Pit:**

Steve J. & Dennis reported on the workdays and the culvert cleaning. Steve said Marvin pulled the gravel from the ditches and spread the extra on the roads. 2 roads remain to be done, Mark Price aided in this job. Dennis installed electrical lines to aid in melting ice in the culverts when they freeze. Steve J. mentioned that the pond road was cleared and graveled and a solar powered electric fence has been installed to discourage the Beavers. The Beavers then built a new dam that shorted the battery out.

Steve J. has permission from DOW, Carrie North and Tony Sanborn to forcibly remove the beavers since they are not allowed to be trapped. Mark and Bruce will submit a bid to perform this and part the dams. The weir at the pond was repaired. Dennis suggested we get more grass carp (6) and use chemicals to reduce the growth in the pond. Terry Roberts had mentioned this was successful in Texas and Mark Stone has access to some chemicals we could use.

Dennis found cutters that can chew up the growth in the pond and a net to remove the debris for around \$600. There is also a pond auger or a chain drag that could be used. Steve J. thinks we need more gravel on the pond road and a wider passage.

Dennis stated that some of the fencing at the Burn Pit and the Pond need repair; the gate at the burn pit has been repaired and is working well.

The grader needs a new mal board and 2 hoses leaked, these were replaced. Mark suggested we use straw in the catchments on the culverts to retard erosion and culvert loading. The rocks in the areas may need to be removed as they aid the flow of dirt into the culverts? Steve mentioned that The Water Boy has a 1200 gallon tank and charges \$180 to blow out the culverts. Mark and Bruce also have a tank and pump to clear culverts and keep them open. Tom C. scooped 1 upside entry into a culvert on Glacier Peak View. This should catch the sand so it can be removed in the spring. He suggested that straw bails might be a waste of money.

Tom Clinton asked where we advertised the road contract. Dennis stated some of the previous past people (3 or 4) who responded did not submit a bid or even gave any indication of interest. Tom asked if we had insurance for Mark and Bruce, Steve J. said that we had a rider on our existing policy to cover the grader.

### **Old Business:**

Dennis presented the lawyers wording concerning the revision of the Bylaws to be signed and returned.

Larry McClymonds asked if the Board would publish the non board member duty reimbursement amounts on the web site for the members. Loretta asked how we were determining the amount and if we needed a contract? Steve J. replied that if a quorum of the Board agreed (3 of 5) we would spend \$15 to \$20 per hour plus expenses and supplies. A motion was made and seconded to use these guidelines. All present approved.

### **New Business:**

#### Cell Tower:

A review of past efforts to site a cell tower in the region was discussed. The previous meetings concluded that only common property could be considered. The site on CR 34 was not resubmitted so there is no currently known attempt in the area.

#### Meeting Dates & Times:

There was some confusion of the starting time for the Board meeting. A suggestion was made to list the dates and times be shown in a bold manner on the website. The Board will put this together and submit to Larry for publication on the website.

Ken and Tom both stated that the covenants passed out at the last annual meeting had been altered. After review it was decided that this document was prepared several years ago by a previous Board President and may have been in error requiring further scrutiny by our legal council. We thanked them for bringing this to our attention.

Motion to adjourn was approved.

Respectfully submitted,

Steve Gregory, MHOA Secretary

