

Michigan Hill Owners Association
Approved - Board of Directors Meeting Minutes
Jefferson Community Church – 9 AM
October 11, 2014

Board Members Present:

Blenda Crawford, Lot 66
Larry McClymonds, Lots 206/207
Les Choate, Lot 185
Paul Montgomery, Lot 175

Homeowners Attending:

Terry O'Neill, Lot 246
Gerald Dean, Lot 131A
Tom and Gerry Clinton, Lot 202

The meeting was called to order at 9:04 am. It was determined that a quorum was present.

Review of August 9, 2014 Board of Directors Meeting Minutes for Approval: Board members indicated that they had reviewed the minutes of the August 9th meeting. A call was made for any changes. None were forthcoming. It was moved by Blenda Crawford that they be accepted. Seconded by Les Choate. A vote was called and the Minutes were approved as written.

Open Forum for MHOA Member Comments - 15 minute limit. No issues were surfaced by attending homeowners.

Reports of Officers

President

ACC Report: The ACC acted or is acting on five Submissions, as follows:

1. PENDING
Lot 47, Pending. New metal roof in process. Waiting on home owner to select a roof color to be reviewed and approved.
2. APPROVED
Lot 175, Approved 9-29-14. Storage shed.
3. PENDING.
Lot 185, Pending. Action is required to move free-standing fence onto property as a portion was on MHOA property in order to be compliant.
4. APPROVED
Lot 202, Approved 9-19-14. Paint color change to home exterior.
5. APPROVED
Lot 234, Approved 7/16/14. Home and dog run construction.

Outlots D&E Fencing Schedule

The fencing for Outlots D&E is planned for this Fall. Steve will be coordinating with the fencing contractor and High Plains Ranch.

Augmentation Pond

Brent Barrows, the landowner who has land adjoining the MHOA weir and connecting ditches to the augmentation pond, is putting a road into his upper property. MHOA is working with him to assure that the road is adequately built up with a culvert underneath so that it will not adversely impact the ditch and augmentation pond. The water commissioner has requested that MHOA deepen the ditch to the augmentation pond in order to prevent water from running across the Barrows property, as the Barrows' property is designated as dry/non-irrigated land per Garver Brown our water commissioner. MHOA has a couple of years to be in compliance with this requirement. Larry will be submitting the annual augmentation water report to Garver Brown and the state.

Vice President

Les now has a duplicate set of keys to MHOA secured assets (e.g. grader, fuel tank, and pond). Will work with Steve to make arrangements to get Les on the signature card for the MHOA bank accounts.

At-Large

Roads - Grading and Gravel

Roads are in great shape. 40 loads of gravel will be added to the roads before winter in specific areas previously identified and mapped. Will look at weed overgrowth/road encroachment for possible spring grading. According to the county and sheriff department, MHOA roads are in good condition and some of the best homeowner-maintained roads in the county. Volunteers are currently putting the wing on the grader in preparation for winter in order to assist South Park Plowing when the snow needs to be pushed further off the roads.

Culverts

The damaged culvert on Fremont Knoll has been replaced. The culvert was originally damaged when Century Link plowed their lines in and broke through the seam. A Century Link representative from Fairplay came to the Hill to review the situation with the Board. As a result of the review, MHOA has a damage claim for \$2,030 to Century Link. MHOA replaced the 16" culvert with a 24" culvert to avoid future drainage problems.

Internet Access

When the Century Link representative was working with the Board on the culvert replacement, a discussion ensued about the lack of internet access on the Hill. It was confirmed that internet access on the Hill is tapped out. The building currently under construction at Como will accommodate additional internet access within the next 18 months.

Snow Plowing

Tom Clinton and South Park Plowing (Jaimin Ramirez) have submitted current insurance documentation as required by the plowing contract. The Board has received the October invoice.

Treasurer

Treasurer Report

Account Balances: Checking \$1,578.69; Savings \$67,022.04; \$500 in checks outstanding. Dues status: Will release one lien of one property for payment in full and interest; and will need to put liens on two properties for non-payment of dues. Overall, dues are current.

Secretary

New email address reported for homeowner. Board receives updated emails from homeowners regularly to update Association records. The Board does not give out personal contact information; however, uses this information to contact homeowners for Board and Association business.

Old Business: None.

New Business

Terry O'Neill, Lot 246. The BLM is in the process of beginning a master leasing program for oil and gas leasing in the county. Once notice is put in place, there will be a 60-day comment period. BLM is trying to get HOA's involved as critical stakeholders. The Master Leasing Plan requires a redo of the South Park Resource Plan. South Park is a national historical area with more federal protections. He plans to keep the Board apprised on the process since the master leasing plan impacts property values, water, air quality. The country is committed to keeping on top of it.

No further items for discussion. Paul Montgomery motioned to adjourn meeting. Blenda Crawford seconded. Vote: Approved. Meeting adjourned at 9:39 a.m.