

MHOA – Board of Directors Meeting

Sat. December 6, 2008

Board Members:

Dennis Sherman, Bob White, Loretta Hubert, Steve Johnson, Steve Gregory

ACC Members:

Bob White, Traci Bailey, Sue Ebner, Diana Johnson, Lorie Chambers

NOTE: Following the meeting a full report of ACC activity was submitted showing what they have working on since the last meeting. Unfortunately many of the Board and ACC members were unable to attend due to personal conflicts.

Unable to attend: Bob White, Loretta Hubert, Traci Bailey, Sue Ebner, Lorie Chambers

Homeowners present: Ken Baker – Lot # 169

The Members of the Board encourage any Homeowner to attend meetings and address any issue presented.

The Meeting was called to order by President Dennis Sherman @ 10:02 AM.

The minutes from the previous meeting were sent to and reviewed by all members, members present reviewed the minutes and those present approved them.

Treasurers Report: Loretta was unable to attend for personal reasons so no report was available.

Addendum from Loretta: All outstanding bills have been paid. Sue Ebner, ACC member and CPA is conducting an Audit of the MHOA books and will submit her findings to the Board and Treasurer for review upon completion.

Outstanding dues: One (1) Homeowner has paid in full and is current. One (1) Homeowner has made a partial payment and three (3) have not paid and are still outstanding.

Old Business

ACC Business

Diana Johnson reported that the current issues were still being reviewed and the list was available. No action was taken by the board.

Addendum: Since our last meeting the ACC has approved 1 shed and 1 garage, both are expected to be built in 2009.

Other Notes:

A letter was received by the Board from a homeowner (O'Neill, lot #246) in MHOA filing #3 questioning that the filing was not covered in the CCR's in Park County and that his property was exempt from following MHOA rules and guidelines. Upon review by the MHOA Counsel it was concluded that all three filing (Filing 1, 2 & 3) are in order and properly documented with CCR's by book and page. A letter from the MHOA Attorney concerning the letter sent by the Homeowner was presented stating that the filings were in order and properly filed, a copy was sent to the Homeowner as reply. Board members received a copy.

Pond:

Steve Johnson obtained the disc and information about the water usage requested by the state. He and Dennis will review the requirements and forward the information to the State.

Burn Pit

Steve Johnson reported that the pile was consolidated and is ready to Burn. Steve Gregory contacted Steve Bargas about burning. He will arrange to have it burned after the next snow. This will insure the adjacent property will be in no danger of fire. Ken related that it is a snowdrift presently. Steve J. asked if we needed to obtain a permit to proceed. Steve G. will follow up with Steve B.

Steve B. suggested we consider using the Indian Mountain Pit or dig a pit with a sufficient fire-break area some time in the future.

The gate was discussed. It was recommended we only open the gate toward the outside until it can be better stabilized.

These items will move to the spring agenda of things "TO DO".

Roads:

Steve Johnson was told of a Road grader for possible purchase. The Road grader has a 12 foot blade and a 6 foot wing. The possibility of purchasing the unit was discussed. Under discussion were the operation and maintenance costs as well as insurance and storage. Steve Johnson will pursue further details with the Board. The subject of qualified members of the Board to operate the equipment outside of their duties as a board member as well as certain homeowners for a reasonable payment was discussed.

The question of drifts / snow depth being the determining factor in plowing the roads was addressed. The efficient usage of our resources is a concern along with safety, access and preparedness. The economics of summer and winter usage compared to the present operations will need to be also considered.

Ken Baker mentioned the fact that some of the current road widths are narrower than the county recommends.

Mention was made that some of the roads were not as clear as necessary in spots.

New Business

Cell Tower

Steve G. showed a map of the current and applied for cell areas (including Indian Mountain) that Commnet is using. The present board feeling is that the only properties on the hill for a tower location would be the MHOA out-lots. Ken suggested a tower might be put in the Bell-free (steeple?) of the Jefferson Community church.

Ken Baker asked if a Michigan permit was required for a Tuff Shed to house his tractor and snow blower. Dennis said yes. He also suggested to him that a size limit exists for a county permit. Fences also require a permit.

Addendum: Traci Bailey will contact Ken Baker to follow up on this conversation.

Motion to adjourn was approved.

Respectfully submitted,

Steve Gregory
MHOA Board Secretary