

Michigan Hill Home Owners Association  
Quarterly Board Meeting  
Old Jefferson Schoolhouse  
Jefferson, CO

February 10, 2024

Call to Order at 10:05

Attendance and determination of a quorum:

Board members present: Matt Anstine, Mary Dudzinski, Jerry Devries

Board members absent: Tom Settle, Reddy Sarsam

Owners Present: None

### **Old Business**

Officers Reports

Treasurer – Reddy Sarsam – absent

Operating Account Balance \$52,384.99

Reserve Account Balance \$31,789.93

President – Tom Settle - absent

VP & ACC – Matt Anstine – No ACC requests

At Large (roads & pond) – Jerry DeVries – pond is frozen.

Secretary – Mary Dudzinski

Review, correct and finalized draft of October 21, 2023, Board Meeting – approved.

Rocks around Selkirk Pond: Complete

Dues notices sent out: Next weekend.

Road sign: Signs have been delivered, installation on workday (June 22) Committee: Gary Probasco, and Curtis Baker (Jerry DeVries is Managing Director)

Pond report estimate on improvements: Awaiting written estimated, then will present at June meeting for membership approval.

Dues: Rather than periodically doing a study to address specific need, can the By Laws be updated to include wording that increases the dues by a specific percent each year (or tie it to inflation)? This will be presented at the June membership meeting.

Status of Committees:

Deadfall/Fire Mitigation: Park County fire department has 3 chippers. How much would it cost to have an off-duty fireman man the chipper in the burn pit area? Melanie Littlefield, Robin Lines, Elaine Grace, and Dara Marvel (Tom is Managing Director).

Dues Analysis Committee

The committee met October 22, 2023, and will meet again after “snow season” with the possibility of a proposed increase to dues of \$25 to \$225 to cover the improvements to the pond and help offset the increasing cost of road materials. Their recommendations will be presented at the June membership meeting.

Culvert at 110 Glacier Peak View: Install new culver east of driveway – leave the buried culvert alone.

**New Business**

Roads: Clean-up Day set for June 22.

Status of “bush-hog” work: Done

Concern of danger to dogs of short steaks left from aspens. The aspen nubs are sharp for only a few weeks. Dogs should be leashed.

2024 Budget Planning: Need to present in June – will ask Reddy.

Uncashed check from title company – will ask Reddy.

Map of culverts to website: Matt will send map to Mary who will redo and make a digital copy.

Review State Farm Policy – Conference call with agent? LORI EMCH 970-468-0201 – did not happen.

Unpaid dues: Investigate the cost of placing a lien on properties having more than \$1,000 past due.

Combined lots: Owners of multiple lots can combine them to decrease their taxes. The proposal is for 2025, annual dues should be collected for each lot, no matter the status with the county. This could avoid a dues increase.

Adjourned: 11:07