

Michigan Hill Owners Association
Minutes - Approved
Board of Directors Meeting
Jefferson Community Church – 9 AM
February 4, 2017

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

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

The Board reviewed the October 1, 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.

Open Forum for MHOA Member Comments - 15 minute limit

No discussion.

Reports of Officers

President

- i. Status Letter Form and New Owner Packet: Effective January 1, 2017, the Board approved a homeowner’s package provided to prospective owners through the title company handling the closing of a sale on Michigan Hill. This package includes MHOA Bylaws and Covenants along with other information including a required form which must be completed, signed by the buyer, and returned to MHOA. The form requires contact information for the buyer and acknowledges that the buyer has received all pertinent information about MHOA and its requirements (approximately 75 pages).
- ii. Property Liens: Two properties have liens that are greater than two years old. The Board has requested a letter from the attorney which will go to these owners regarding their obligations and the process for handling these liens.
- iii. Well report: Larry McClymonds is presently preparing the MHOA well report for the Water Commission. This report requires all lots be accounted for and an indication that they are in compliance with the regulations governing the well permit for MHOA.

Vice President

- i. ACC report – no new requests
- ii. ACC Issues

Activity on Lot 217 was observed and reported to the Board. The Board researched the property status online, which indicated that it was sold last September (2016). The owner has a permit to put in a driveway; however, no paperwork has been received by the ACC. The Board will give the owner a courtesy call to see if they received the covenants and homeowner's website information. As part of this contact, the Board will advise them that the Board will be contacting the County and request that work be discontinued until a discussion with the Board ACC takes place and the appropriate paperwork is submitted for review.

At-Large

Snow plowing – Terry, Judy and Steve are doing a great job snowplowing roads and residents indicate their satisfaction. It is important that owners clearing their driveways need to push the snow to the opposite side of the road and not leave piles in the middle of roadways as they ice up and are difficult to remove. The Board determined that the North Entrance will be closed until further notice. Members should use the south entrance for property access.

b. Treasurer

- i. Treasurer report: Total: Two properties have liens, 2 and 3 years old respectively. They have been submitted to a lawyer for further action. The liens outstanding currently total \$1475.39. Total dues outstanding: \$1,530.13. Dues credits on books: \$688. Checking balance: \$3,386.45; Savings balance: \$52,399.14; Accounts Receivable: \$1,530.13.
- ii. 2017 proposed budget review:
 1. Includes three years of history and the budget proposed for 2017.
 2. Last easement grant payment will take place in 2017 in the amount of \$4300. This will complete the payment obligation giving MHOA a permanent easement for the southeast entrance to Michigan Hill.
 3. Budgeted \$2500 to remove the willows along pond road.
 4. Budgeted \$2500 for new grader tires.
 5. 2017 should have a budget surplus of \$2100.

Steve Johnson motioned to accept budget as submitted. Seconded by Larry McClymonds. Approved unanimously for submission to the membership for approval at the annual meeting.

Secretary

Nothing to report.

Old Business:

None.

New Business –

- i. MHOA currently has two snow plow trucks, which are stored during off season at one location. Looking at moving trucks to another location for storage. Will return with proposal to next meeting.
- ii. Board will investigate what it would cost for the County to take over the maintenance of Michigan Hill Roads, plowing, grading, etc. Owners currently pay road fees as part of property taxes.

- iii. Will investigate putting a swing bar across north entrance when closed to prevent entry when the road is not passable due to snow drifts. Several people have had to be pulled after getting their vehicles stuck in large drifts. Board will put a temporary road closed sign at the north entrance in the upcoming weeks.
- iv. A barb wire fence has been strung across the pond road possibly by the new owner of the adjacent property. Board will contact new owner about the Association's right of way.

Adjourn Meeting: Motion to adjourn made by Steve Johnson, seconded by Les Choate.
Unanimously approved. Meeting adjourned at 9:42 a.m.