

MHOA – Board of Directors Meeting

Sat. February 6, 2010

Please note meeting was rescheduled from January, 2010 due to Board conflict & weather.

Board Members:

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

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

In attendance: Steve Johnson, Ron Rohr, Traci Bailey and Dennis Sherman via teleconference.

Unable to attend: Steve Gregory, Loretta Hubert, Diana Johnson.

Homeowners present:

Ken Baker, Andy Bailey, Herb Sanborn, Terry & Judy O'Neil

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

Meeting was called to order by Steve Johnson and Ron Rohr at 9:04 AM.

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

Treasurer's Report: Loretta was unable to attend this meeting due to illness a more detailed accounting of expenditures is outlined below.

Loretta's reported the Balance on Hand is \$24,091.65 plus \$501.01 Savings.

Currently there are 3 liens outstanding: One of the property liens will be taken care of upon the sale of the property, thou this is a repossession and we are dealing with the Mortgage Company and HUD, we typically we do not receive our money owed.

Report on road maintenance: There is an \$800.00 retainer and on an "as needed" basis the roads are graded and snow removed at \$18.50 hour.

Large expenditure breakout 2009:

Grader expenses:	\$ 1,686.92
Road Maintenance expenditures:	\$ 8,607.03 (this entails grading the roads x2)
Snow removal:	\$ 3,014.50
Pond & road maintenance:	\$ 1,956.86 (mitigation of beavers and road repair)

The 1099's have been sent to vendors that were paid \$600.00 + the 2009 taxes have been filed and the 2010 dues notices have been sent out.

Dennis stated for the record that Traci Bailey is taking minutes of this meeting as interim Secretary until Steve Gregory is well enough to return to his position. This was approved by the Board.

Our thoughts and prayers go out to Steve and his family for a speedy recovery. We miss you Steve, heal well friend!

The North entrance has been closed until further notice. Andy Bailey asked if there was a sign posted on the road to the North entrance as people had been stuck and needed to be pulled out. This person said they did not see a sign.

There was conversation that a sign be put on the road to the North entrance indicating that it was closed prior to getting to the entrance and getting stuck. Suggestion was made that a sign be put at the entrance to No 35 by the maintenance facility across from the market and it was indicated that the County may not allow this. Another suggestion that a sign be put at the intersection of 35 and Jefferson Lake, it was further suggested that a sign be put at the burn pit, MHOA land and this would not have people driving all the way in, being frustrated and trying to get to their home rendering them stuck, Steve J will look into this.

Road Grader:

Mr. O'Neil asked if the MHOA had reached our \$6,500.00 cost savings for the road grader. Steve J. Answered that yes the savings were recouped just by grading the roads 2 time this year.

There were questions by Mr. O'Neil and much rebuttal by Andy and Ken as of the use of the road grader: Mr. O'Neil stated that his understanding of the road grader was to keep the North entrance open. Mr. O'Neil also suggested that there was confusion or lack of communication on what the objective is vs. miscommunication on what the grader could actually provide MHOA. Steve stated that he rides the roads after a storm and is very satisfied with the work that Mark and Company have done consistently.

The Road grader is designed to slide and push, to move as opposed to picking and lifting. If used for the North entrance there is no place to push the snow to the west and if snow is pushed to the east it continually blows in. It was asked what can we do? The Grader is designed to grade the roads and has done an excellent job on the roads and an annual cost savings for the community. It is not capable of keeping the North entrance open. Ken Baker suggested that we look into a snow blower attachment for a truck as well as the Grader in order to blow the snow up and out. Further discussion on this idea was welcomed and Steve Johnson tasked Ken Baker to look into this.

Architectural Control Committee (ACC):

The ACC since the last meeting in October, 2009 has approved a shed, and home. These meet ACC guidelines. The ACC is in review of a garage currently. Traci is in contact with the Homeowner for additional details on siding perimeters.

Pond and Burn Pit: Steve J. reported that the fish will be ordered. Steve reported that we need additional grass carp to get the grass down, possibly 6 this year.

New Business: Dennis had been approached by two (2) drilling firms in regard to the burn pit. The first wants a 5 year lease for \$275.00. Looking for 75% mineral right and 2 oil rights for the 640 acres, 26 of which is ours. The second (2) is looking to drill for a 5 year lease for a flat rate of \$900.00 for the 5 year lease. They are drilling for gas. It was decided by the Board not to pursue this now or in the future as it may not be in the best interest of the MHOA.

Mr. O'Neil asked about ramifications, do we have legal expertise in which to render a decision at this time. Questions were asked by Ken, Andy and Herb should we wait until the Annual Meeting is which to discuss this decision. It was decided to do nothing at this time, to give the check back and open further discussion at Annual meeting.

Fences: There is a concern about fences what constitutes proper fence. Please read the MHOA Covenant's and Bi-laws in order understand acceptable vs. unacceptable or contact a member of the Board or ACC.

Web Site: Ken Baker suggested that the MHOA website is not being updated in a timely manner and that there are inaccuracies. He suggested that a Board member should do the updates on the web site. That cannot be an option as the members are not IT web professionals. It was agreed by the Board that the site would be more closely monitored to ensure the accuracy of information posted.

Ken said that the incorrect covenants were posted on the site and that they should be removed immediately. This will be looked into by the Board. The Board knows that the current Covenants and bi-laws were reviewed and approved by the previous Board and filed by Susan Hargleroad atty. The covenant and Bi-laws were processed and filed correctly; the Board has contacted legal to confirm proper filing.

Road Grader: The Board members and attending Homeowners graciously thanked Steve and Diane Johnson for housing the road grader on their property for the past year.

All Board members agreed that a new site should be found on MHOA property with ease to electricity to store the road grader for long term use. Suggestions such as the well and septic lots were of consideration, the well is not an option as it not accessible to power. The Board (Steve J) is looking into the septic tank location feasibility. The burn pit was also suggested and is not an option because of its farther location.

The next MHOA Meeting is April 10, 2010 at 9:00 am at the Jefferson Community Center. All Homeowners are welcome to attend.

Motion to adjourn was approved.

Respectfully submitted,
Traci Bailey, interim for Steve Gregory, MHOA Secretary