

Approved Minutes

Michigan Hill Owners Association
Board of Directors Meeting
Jefferson Community Church – 9 AM
March 16, 2013

Board Members Present:

Blenda Crawford, Lot 66
Steve Johnson, Lots 182/183/184
Larry McClymonds, Lots 206/207
Dennis Sherman, Lot 156

Homeowners Attending:

Tom Clinton, Lot 102
Jerry Clinton, Lot 102
Judy O'Neill, Lot 246
Terry O'Neill, Lot 246
Jamin Ramirez, Lot 271

The March MHOA meeting was called to order at 9:17 a.m., according to the church clock. A Quorum was present.

The Board presented the Minutes of the January 19, 2013 Board of Directors Meeting Minutes and called for comments or revisions. No comments or revisions were presented. Steve Johnson motioned to accept the January 19th 2013 minutes as written. The motion was seconded by Dennis Sherman. A vote was called and the minutes were approved.

The Board opened the floor for comments from the community.

Terry O'Neill, Lot 246. Suggested that the Association be careful when it does contracting to make sure that there are good records of required documents and transactions, i.e. of good standing with the Secretary of State and enforceable contracts. Larry acknowledged the Boards uses due diligence in pursuing necessary documents such as W-9s, etc.

Reports of Officers

President:

Status of Easement Negotiations: No news to report: still moving forward with easement negotiations.

Reserve Study: Reserve study committee responsibilities have fallen to Larry. Goal is to make sure that the Owners know the status of association assets, their condition and replacement costs so the MHOA can have adequate reserves when needed. Association assets are relatively limited compared to city homeowners associations. To date, assets identified: Road grader, augmentation pond (weir, valve, pond itself), fencing and culverts. Roads are on annual maintenance plan in the budget and will not be included in the reserve study. Call for discussion: Water pump and shed were identified. Community well used by people when electricity goes out and by summer folks without water. Signage: Michigan Hill development signs and street

signs – more of a maintenance issue than asset, though there is need to replace some missing signage. The dump station was also identified. Larry will put together spreadsheet for further discussion by Board. Valve at augmentation pond may be the first asset that will need repair or replacement. A question was surfaced as to why the valve was in the middle of the pond rather than at the end where it dumps? It was suggested that it is probably because submersion keeps the valve from freezing. Overall, there are not a lot of assets for which the Board is responsible. The Baseline Reserve Study is due by April 14, 2013.

Cell Service – Is it important that MHOA members, family member and friends who have Verizon cell service call Verizon and complain regarding lack of coverage specifically on Michigan Hill and generally in South Park. Customer service number: (800) 922-0204. Currently Verizon is investigating where to put a tower in South Park area and is looking into multiple options. Complain about limited coverage in the park. It was suggested that it would be desirable to put a tower on Kenosha pass. Verizon appears to respond to customer complaints and concerns regarding its service in a particular area.

Vice President

No ACC activity.

At-Large

Jamin and Company are doing a good job with the snow plowing. One issue surfaced with plowing at Michigan Hill roads where they intersect on the north side entrance with CR 35. Jamin spoke with county and cleared up any issues; all is good.

Treasurer

The Association has received approximately one-third of the dues payments. Also, the comments that came in on back of dues invoices are being captured on a spreadsheet. All the dues money is going into checking first; and will then be transferred into savings. The paperwork was located for a CD held by Colorado Bank and Trust in Colorado for \$6700. Names on the CD have been transferred to the new Board. The CD will remain with Colorado Bank and Trust until maturity. The Association has received the money from the Texas CD, which is now in our Fairplay bank savings. The Colorado CD and TX CD were for similar amounts, so they were not previously recognized as separate investment instruments. The records have been amended now to show these monies individually on the books.

Secretary

Nothing to report.

Old Business

Terry O'Neill, Lot 246: Are there any unresolved issues about grader? The Board has done extensive research with the insurance company for the Association, reviewing liability, etc. The grader is covered as is any independent driver who is hired by the Association. Specifically, the Association can hire an individual operator and the operator and MHOA are covered. If a Company is hired, the company must have general liability coverage in addition to the homeowner association liability coverage.

Tom Clinton, Lot 102. If a company has insurance, then they need to cover the grader? Larry replied that a company would need to have general liability coverage, but not specific coverage for the grader. Problems arose this fall when the Board was required to enforce the previous road grading contract as written. Good

news is that the Board knows the grader is properly insured and if it hires an operator, our liability coverage extends to the operator, which permits the association to hire a qualified driver directly. The MHOA insurance policy offers the option to hire an experienced grader driver as needed. The insurance policy does require that a company hired must carry general liability insurance.

New Business

Annual Members Meeting is June 1, 2013 at 10:00 a.m. at the Jefferson Community Center. A potluck will follow. Board usually provides meat, i.e. burgers, brats, or BBQ. Members bring side dishes.

The Proxy Vote form is online at the bottom of the Documents page for members who do not plan to attend, along with instructions. Discussion:

Tom Clinton, Lot 102. The form should be amended to say on what issues the proxy is entitled to vote. Larry: while that would be good for items known ahead of time, there are items which are not known ahead of time, including who is running for board and ACC positions due to floor nominations. The current proxy is setup to permit the person completing the proxy the option to specify what they are giving the proxy vote for, i.e. general items or specific items like voting of members, budget items, etc. Larry will review the proxy form.

Terry O'Neill, Lot 246. Are we anticipating any substantive issues to vote on at the annual meeting? Larry: mainly responses of those who responded to survey questions, i.e. possible extended trailer usage on the hill via a summer usage permit and the abuse of leaving a trailer on a lot in support of building a cabin/house when they are not actively building but parking a trailer on their lot indefinitely. The community needs to speak out and say what they want. Community input and consensus is important.

No further discussion. A motion to adjourn the meeting was made by Steve Johnson and seconded by Dennis Sherman. A vote was called and the Motion to Adjourn was approved. Meeting adjourned at 9:49 a.m.