

Michigan Hill Owners Association  
Board of Directors Meeting Minutes - Draft  
Jefferson Community Church – 9 AM  
March 5, 2016

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  
Tom Clinton, Lot 201

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

The Board asked for any revisions to the draft of the Meeting Minutes for the Board Meeting for November 21, 2015. None were offered. There was a motion to approve the draft of the minutes as written by Les Choate; seconded by Steve Johnson. Unanimously approved by Board. Larry will post Approved Minutes to the MHOA website.

Open Forum for MHOA Member Comments - 15 minute limit  
No comments from those in attendance.

Reports of Officers  
President

New road crew and plowing people are doing a good job. Did have some good snows and everyone pitched in to help. Thanks to Tom Clinton for his additional assistance.

Vice President

- i. ACC report - new requests
  - 1. Lot 205 - Gallegos, new metal roof approved.
  - 2. Lot 154 - Dunmires - New construction (new deck) without ACC approval; no color or dimensional change to deck so no paperwork required.
  - 3. Lot 214 - Painted house without ACC approval; acceptable color. New owners are now in residence so no paperwork will be on file for the change.

At-Large

Snow plowing: First 4-5 storms were less than 6 inches. They did result in some snow pack on the roads. Subsequent snow and winds resulted in drifting and moving drifts blocking roads. Eric discussed Michigan Hill and county plowing responsibilities with new homeowners. Addressed problems as they occurred. Will look at problem areas which are the result of trees bordering and overhanging roads. May require some tree maintenance during the summer. Homeowners abandoning vehicles on roads during high snow volumes created some plowing challenges.

Current concern: discussion in Park County about pulling the county grader from maintaining CR 35. Board will investigate. Discussion ensued regarding cars which have ended up in the ditch during the winter. The association is not responsible for pulling homeowner or visitor cars out of ditches during winter weather. Tom Clinton has offered his services if he is available to help with this for a paid rate.

Treasurer

Treasurer report: Checking balance: \$4225.06; Savings balance: \$40,415.62. Sent out dues notices to homeowners totaling \$47,750.16 in accounts receivable. Two outstanding dues' bills for approximately \$1000. Three liens: two lots with outstanding amounts of \$21 and \$14. Association

added these balances to current dues bills. Three liens over two years old: \$989.16 due for lots 172, 002, 271, 029, 097, one of which is in foreclosure.

Due date for 2016 dues: April 15, 2016.

New Budget: New Budget presented for discussion. Have approximately \$48,000 in dues coming in. Administration \$720; Fourth easement payment \$4300; Insurance for association and plow trucks \$3600; Meeting expenses \$330; Pond \$725 for fish; Professional fees \$2900, includes bookkeeper and attorney; Real estate taxes \$1950; Road Maintenance \$22,000 (includes culvert and road maintenance, gravel, plowing, fuel and equipment maintenance). Official budget: \$37825, resulting in a budget surplus of \$10,500. Vehicles acquired in 2015 became depreciable assets. Will check on accounting for acquisition and maintenance. Additional expenditure is almost a wash with funds saved on offsetting expenses. Steve Johnson motioned that the draft budget be accepted with changes. Eric Lines seconded. Approved unanimously.

Secretary

No report.

#### Old Business

Century Link: Board is pursuing conversation about cell towers. There is a meeting the second week in March which will be attended by a Board member. There is a 199 ft limitation in Park County for towers. According to vendors, they require that the expressed interest in specific services needs to come from the grass roots side of organizations (i.e. association members) with a specified number of people who have signed a document and indicated specific interest. Area (Como) is getting an upgrade of 5-6 mps in internet services. Telephone boxes will be upgraded in second or third quarter this year.

#### New Business

There is a move in the state legislature to revamp 1973 laws that set up the 35 acres agricultural designation. Want to increase minimum designation to 140 acres. Park County has an interest in the conversation from a tax perspective.

Adjourn Meeting: Steve Johnson motioned to adjourn; Blenda Crawford seconded. Unanimously supported. Meeting adjourned at 10:02 a.m.