

MHOA – Board of Directors Meeting

Sat. March 7, 2009

Board Members: Dennis Sherman, Bob White, Loretta Hubert, Steve Johnson, Steve Gregory

ACC Members: Bob White, Traci Bailey, Sue Ebner, Diana Johnson, Lori Chambers

Unable to attend: Bob White, Sue Ebner, Lori Chambers

Homeowners present:

Tom & Jerry Clinton	Lot # 202	Jack and Pat Finley	Lot # 237, 238
Larry McClymonds	Lot # 206, 207	Andy Bailey	Lot # 248

Note: The board encourages any owner to attend meetings and address any topic presented.

Meeting was called to order by President Dennis Sherman @ 10:02 AM.

The minutes from the previous meeting were sent to read and reviewed by all members. All present approved.

Treasurer's Report: Loretta stated the Balance on Hand is \$9,578.04.

- ✓ MHOA has issued 4 Liens that equal \$2,895.00 overdue.
- ✓ There are 3 lots in arrears 2 years, foreclosure letters will be sent out.
- ✓ The outstanding bills stand at \$600.00.
- ✓ Sue Ebner has audited the books and a confirmation will be forthcoming.
- ✓ It was discussed and will be put into place to have Dennis Sherman, President and Steve Gregory add onto the MHOA account as signers.

Motion was made and seconded to accept the treasurer's report as presented

ACC Business:

Traci Bailey reported that there are no outstanding submissions. Since the last MHOA meeting ACC has had (1) one submission from lot # 187 for solar installation on their existing roof, approved. It has been noted that one (1) homeowner is in the process of preparing for a building and will submit for ACC approval.

Traci will follow up. Addendum: Followed up, paperwork submitted and in for ACC review.

Newsletter: Traci asked if all who have email access could inform her of their email address as well as lot number as this would save a lot of money for the MHOA that is currently spent on postage and handling of the newsletter. (It takes about 8-10 hours from inception to completion and mailing of the newsletter at a cost of \$200.00 + per quarter). Loretta suggested we add a check box on the annual dues letter with a line for the e-mail address and lot number. This will be a topic for the Annual meeting.

Larry posted the 12/6/08 minutes and fall newsletter on the web site.

Thank you to both Larry for his work on the website and to Jerry Dean for printing the Dues notices.

The suggestion was made to also address the question of compensation for board members operating outside of their board duties on behalf of the MHOA. i.e.: if they have a certain trade or expertise that would benefit MHOA. Currently rules only allow reimbursement of out of pocket expenses. Pat Finley related that members at large could be reimbursed for labor. Jack Finley asked if we could hire help and pay them from the budget or encourage volunteers to handle some of the needed improvements like the pond and tree removal from the right of ways for compensation. These topics will be addressed at the next meeting.

Pond:

Steve Johnson reported that fish have been ordered and that the cost is greater than last year. Steve J. questioned if we wanted to spend more on the same amount of fish or keep the expenditure the same and receive less fish or possibly do we want a different size fish. It was decided to keep the dollar amount and size the same.

Steve J. said that after October most of the uncaught fish die. It was asked if the possibility of opening up catch and keep after Labor Day to all fishermen (and women) may be viable. The current rules are 2 fish for children 16 and under with catch and release for adults, unless the fish is damaged beyond recovery. Andy Bailey asked if we could make a summary and discuss these options at the annual meeting.

Larry asked if many people use the Pond. Steve J. said several people a week take their children and animals for recreation in the summer. Jerry related that some people use the pond with out members present; some may not even be visitors of members. It was also brought up that the fence needs repairs.

Burn Pile:

Steve Johnson reported that the pile was consolidated and is still ready to burn. Steve G. again contacted Steve Bargas about burning and Steve B. related that the wind conditions and dryness have made it difficult to insure the adjacent property will be in no danger of fire. Steve G. reported that no permit was required by the fire department but a permit was required if MHOA burned it ourselves. Steve B. again suggested we consider using the Indian Mountain Pit or dig our pit out with a sufficient fire-break in the future to ensure safety. The question was asked if the grader could be used to make the pit, Steve J. suggested it would be more effective to use a front end loader.

This will be a topic of the annual meeting.

Steve J. noted the burn pile gate has splits where the bolts are installed making it difficult to keep it standing. He will get a bid to replace the posts and hinges. It was again recommended we only open the gate toward the outside until it can be better stabilized. The fence also needs some repair in spring it will be put on the spring "to do" list.

Tom asked if the board has considered selling or trading the 35 acres where the burn pit is located, he heard that someone had made an offer. Dennis stated yes a friend of the Carrington's (ranch owner on 285) was interested in the property, called and left a message. They called back and I told them that we would bring this up at the Annual Meeting in June. An opinion is needed from the membership as to the feasibility and particulars concerning our ability to transfer ownership to another person. Statements were made that the burn pit is very convenient and encourages residents to clear their land for fire protection; this might be discouraged if we have to haul the slash to Indian Mountain.

Roads:

Steve Johnson stated that MHOA has purchased a Road grader with a 12-foot blade and a 6-foot wing from Marvin Muntz. Consideration for the purchase was cost associated, the operation and maintenance costs as well as insurance and storage for it. Dennis stated that additional concerns considered and for review are in the winter newsletter and can read via mail, email or on the website for all the members.

The question of drifts on the north end was addressed, though a mild winter the north entrance closed. The cost to open Georgia Pass Lookout was \$595.00 by a private contractor, Jerry asked why? Steve J. answered that snow thaw, freeze and thaw gave us ice and was allowed accumulate making it extremely hard to remove with anything but a large front end loader.

The Grader was brought up by Tom, asking if the unit had all wheel drive. Steve J. stated that it had 4 wheel drive and chains on the rear tires. Tom then stated that articulation of the front plow during plowing of the ditches caused wheel oscillation making it difficult to use **(I think that is what he said)**.

Jerry asked why the board purchased the grader without membership approval. Steve J. replied that this topic was brought up in the last annual meeting and that he was tasked to pursue alternatives to our spending large amounts of money for road maintenance summer and winter.

Legal council was contacted for an opinion about using budgeted expenses to buy equipment and hire labor to replace contracted equipment and labor. A letter was received by council stating this action was within the powers of the board in their duties to maintain the roads. Tom asked if this was in the minutes of the last annual meeting. Tom also asked what the phone vote was for the purchase (2 board members were not able to attend). Dennis replied that the vote was 4 in favor with 1 abstaining. Tom also asked if this was permitted or limited by the Bylaws for the association. Jack asked if the actions of the board were intended to go behind the back of the membership. Tom then asked if the board had the authority to act without membership approval. Dennis answered that the board had the authority to move funds from budgeted items to other needs if it is considered necessary.

Jack asked what the current repair costs were for bringing the grader to operable condition. Steve J. replied that the steering box difficulty was repaired at no cost. He also stated that there was training on the grader by Marvin. Pat asked if the existing contract for plowing was still open with Sheldon. Steve J. replied that Sheldon was given his contractual 30 day written cancellation notice. The remaining 3 months on Sheldon's contract were a cost savings to the Hill and he stated that we saved \$2200 for the month of February. MHOA should save enough to potentially pay off the grader in 2 years.

After more discussion Dennis stated only if CR 35 is closed will the north end also be closed? Tom asked the cost of the unit? Steve J. noted that the Dec. newsletter contained the summary of the costs and the justification for the purchase. Tom then stated that Marvin had been fired by the Thousand Peaks Association. Jerry asked if a contract existed for the remaining 3 months period. Steve J. replied that Mark and Bruce were retained on an hourly basis to operate the grader or to use their plow to maintain the roads. Tom then asked if they were going to return the road base from the ditches. Steve J. replied we needed to look at more gravel and a more effective way to work in the surface material. This will be a topic for the annual meeting.

Mention was made that some of the roads were not as wide as necessary in spots. Tom also asked if the grader will be stored on the hill. Steve J. noted that he is willing to store it at his place and plugs it in just a day prior to using. Jerry inquired if the past work done cost extra? Steve J. said the trouble spots were cleared during the training period. Larry brought up that the trouble spots may need further work to clear the trees for additional room for snow. Jerry asked if we do save considerable money are we going to lower annual dues. Steve J. responded that once the grader is paid for we could review the dues structure to see if this is a viable option.

New Business:

Pat Finley suggested we need a shelter at the fishpond and the burn pit for families to gather. Steve J. suggested that volunteers would be needed to plan and engineer this type of work. The Bailey's will look into this.

Addendum: The land the fish pond is located on is not ours; we will need to speak first with the land owner for feasibility of this request.

Andy mentioned MHOA had one work day last year and we probably should plan work days at least an early and late in the summer.

Cell Tower:

Larry mentioned that Commnet was talking with a private company Black and Vietch concerning an area south and west of CR35 or CR34 for a future tower. Have they considered Kenosha pass where the police and fire repeater is located. That would be the most effective location.

Tom asked about Bob Whites shed being less than 50 feet from the property line? Traci said she would check it out. Dennis mentioned that it was small and may not require approval.

Addendum: Traci spoke with Bob and will look when next on the hill. It was stated to her that it was within appropriate parameters.

Motion to adjourn was approved.

Respectfully submitted,
Steve Gregory, Secretary