

MHOA – Board of Directors Meeting

Sat. April 10, 2010

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: Dennis Sherman, Ron Rohr, Loretta Hubert, and Traci Bailey.

Unable to attend: Steve Gregory, Steve Johnson, Sue Ebner and Diana Johnson.

Homeowners present: Ken Baker, Andy Bailey, Terry Hull.

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

Meeting was called to order by Dennis Sherman, Loretta Hubert and Ron Rohr at 9:06 AM.

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

Treasurer's Report

Loretta's reported the Balance on Hand as of 3/31/2010

Checking: \$ 31,286.27

Savings: \$ 501.32

Loretta stated the ledger will be available at the General Meeting that is being held on June 5th, 2010.

Currently there are 2 liens outstanding for 2009. The total past Dues, fees and Penalties for 2009 is \$630.00. The number of lots owing for 2010 is (1) one.

NOTICE OF BOARD POSITION OPENINGS at the General Meeting to be held on Saturday, June 5, 2010 at the Jefferson Community Center at 10:00am

Treasurer, Secretary – These positions are a two (2) year terms and are up for re-election. Both parties have decided not to run for re-election.

Treasurer: Requires knowledge accounting, QuickBooks and has access to computer and fax machine. Attendance at Board meetings and a treasurers report at these meeting. All interested parties should contact Loretta for further information and details. Treasurer@MHHOA.com, (303) 979-2073

Secretary: Requires attendance at Board meeting and the taking and posting of meeting minutes.

Architectural Control Committee (ACC):

The ACC since the last meeting in February had received not submissions.

There has been much discussion among the Board members and ACC regarding a homeowner's submission to review a siding that the homeowner would like to be used on a garage. This product is metal fabricated to look much like wood with texture and grain. Metal siding has been a much discussed topic on the hill and the Board and ACC feels that this topic needs consideration by all homeowners of the hill. This has been undetermined for use thus far and will be a topic for review and discussion at the General Meeting on June 5, 2010.

NOTICE OF Architectural Control Committee (ACC) POSITION OPENINGS at the General Meeting to be held on Saturday, June 5, 2010 at the Jefferson Community Center at 10:00am

2 ACC Positions will become available: This position is a three (3) year term one of which is up re-election and has decided not to run for re-election. The 2nd is a resignation due to a property sale.

Requirement for this volunteer position consists of working as a committee to receive and review plans from homeowners of structures, changes to structures in accordance to with the MHOA covenants and bi-laws.

Roads, Pond, Burn Pit:

Roads: It was stated that gravel is needed in some spots on the hill and that we plan to grade the roads 2 times and have the ditched pulled. Terry Hull stated that the snow plowing was good this winter. Terry also suggested that we talk with the people plowing and suggest they plow the roads in the morning vs at 1pm to assist our fulltime homeowners to make it easier for those who work more able to get out.

There are some boulders showing on the road which impede the grader and are hard on homeowner vehicles. Dennis and Steve J have put up orange stakes to indicate them. Dennis suggested that they may be jack hammered out. This will be proposed at the general meeting.

Grader: The Road grader has been relocated to the burn pit. The Board is looking into various options in which to permanently house the road grader. The most likely location is at the dump station at the North entrance. It would require building some type of structure to house the grader and power being brought to that location. Park County says we cannot build a structure without building a residence as these are residential lots. It would require a submission of plans and a county permit. The Board could apply for a special permit with the County and pay a one time non-refundable filing fee of \$525.00 for the review with no guarantee that the county will approve the plan.

Another suggestion was the pump house at Michigan Hill and Mt. Guyot but this cannot be utilized as it is open space and not accessible to power.

Terry suggested as alternate idea that we may want to talk with Carol Carrington as she may still be interested in swapping her 35 acres located near Mt. Guyot. Andy said he liked his current view. Further review is being done on this subject.

Pond: Fish for the pond have been ordered. We have also ordered additional grass carp to get the grass in the pond down. We may need access to stock the pond by the Homeowner next to the pond. The beavers have once again built a new, even bigger dam below the pond. The road to the pond is not ours, we have been granted access only. If we do not have access because of the beavers flooding the road will not have access to the pond. They are protected and cannot be trapped, relocated. The board will talk with Tony and Anschutes as well as the division of wildlife (DOW). It was indicated that they may need to be shot. This will go before the Homeowners at the General meeting on June 5th.

Work Days: The Board is planning Community work days. All homeowners are encouraged to help in keeping our hill a great place to live and play.

Work days are scheduled for the 3rd and forth week of June. There will be a BBQ afterwards for community camaraderie. Please contact Dennis or Ron for further details.

Items on the hill that need attention are the weir at the pond needs fixing. Cutting overgrown corners back and opening significant culverts on the hill. These are not homeowner culverts, these are on roads. Previously Steve J and Dennis tried to break open the culvert on Freemont Knoll to no avail.

Dennis and Steve J have contacted the "Water Boy" who has a large truck with a high pressure hose, in which to blow open these culverts with high pressure water. Water Boy stated that he could probably open 4 – 6 culverts per truckload of water. The cost per truck load of water is \$125.00. Dennis said that we have 5-6 culverts blocked and one truckload may do it.

Old Business: The Board has contacted and confirmed with the MHOA attorney regarding the correct MHOA Covenants and Bi-laws that the Board and ACC should be referring to. There was an incorrect copy floating out there. This has been rectified and the proper Covenants and bi-laws are being used and posted on the website. This was discussed further that the Bi-laws only define the Covenants. To change the Covenants it must be voted by all homeowners with a vote of 67% or greater and it is very costly to change any Covenants.

The Board agreed that they will each review the Bi-laws in order to see them defining the Covenants.

The next MHOA Meeting is the General meeting. It will be held June 5, 2010 at 10:00 am at the Jefferson Community Center. All Homeowners are encouraged to attend. There will be a pot luck lunch following the meeting, with Hamburgers, Hot Dogs and soda provided.

Motion to adjourn was approved.

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