

Minutes – Annual Meeting of Michigan Hill Homeowner’s Association June 4, 2011

The meeting was called to order by President Ron Rohr at 10:15 a.m.

Introduction of Board Members: Ron Rohr - Dennis Sherman

Patrick Strong - Steve Johnson

Acc Members: Emily Sherman - Diana Johnson

Meeting Minutes Approval

Minutes for June 5, 2010 were dispersed for review. Questions arose as to notification of meetings. It was expressed that plans have been implemented for notification of business meetings through assessment dues notice, our website (www.mhhoa.com) and bi-annual newsletters. (one newsletter with assessment notice and one mailed separately.) A motion from Fredrick Depenbrock and seconded by Janet McIntyre to approve the minutes.

Treasurer’s Report

Patrick Strong presented the Treasurer’s Report. The following concerns were acknowledged pertaining to costs in the budget.

1. Cost of grader maintenance – Extra maintenance was done on grader this year which included brake repair, seals, battery, fracture break, steering, plus normal maintenance. Normal maintenance, oil changes, fluid changes, greasing, etc. can be expected once again at the proposed budget of \$2500.00.
2. Contracts for snow removal – Advised that there is one contract for snow removal and one contract for grading. Additional funds are needed to open the North Entrance in the spring for which larger equipment is needed. That is contracted to outside sources at an additional cost.
3. Professional Fees – Additional fees need to be addressed for reviewing and getting our Association Documents (Covenants, By-Laws, ACC Guidelines) current with State Laws.
4. Professional/Attorney Fees – Issues have been taken to the Board which in turn needed to be addressed to an Attorney, thus the increase in Attorney fees for 2010.
5. Summary of actual 2010-2011 budget were explained.

Sallie Baker made a motion and seconded by Robert Berg to approve the Treasurer’s Report.

ACC Report

Dennis Sherman covered ACC submittals for construction on Michigan Hill.

Road Report

Septic Dump – Located at the North Entrance.

Burn Pit – According to Fire Department, burn ban is presently in enforcement – burning is on hold for a later date.

Roads - In the process of being skimmed. Gravel will be put on the roads either after this grading or this fall. A question was raised to the quality of gravel on the roads, and the decision was made to evaluate the quality of gravel on the roads in response to homeowner's feedback.

Fish Pond –Fish are in the pond. Have additional grass carp in pond to eliminate grass. If fishing, please release any carp that you catch. Requirements for fishing: ages 16 & over - catch and release, ages 15 & under – two fish limit. After Labor Day the fishing restrictions do not apply.

Signs – Will access for wear and tear – and repair or replace as needed..

Weeds – Noxus weeds will be sprayed along ditches and outlots. Only spot spraying is done.

Compliance Notices

Compliance notices were mailed in Assessment Dues. They were asked to have issues corrected by June 30, 2011. Questions arose as to the effectiveness of compliance when the economy is so bad. Once contacted, the Board is willing to work with homeowner's in difficult situations.

Website

The website (www.mhhoa.com) is available to any homeowner on Michigan Hill. We try to update when needed, so please check it out.

New Business

Roads – Investigating possibilities for large rock removal.

Work Day – Plans for work day are July 16 and/or July 23. Day will consist of tree removal at south entrance and downed fence at septic dump. Please plan to volunteer, help is really appreciated. Check the website and community sign at outlot (pump house) on Michigan Hill and Mt. Guyot for further details. It was requested that replacement signs be up prior to work day. Fuel costs are reimbursed to volunteers for the use of their vehicles, trailers, chain saws, chippers on our work days,

Emails for Notification – To reduce costs, we recommended email addresses for notification. If you have not done this yet, please notify someone on the Board to give your address.

The guest speaker, Jonah Hunt, (Attorney for Hindsman/Sanchez) briefed the attending homeowners on Governing Documents and Applicable Colorado Law for Community Associations. Discussion of the importance of Board Duties, Board Decisions, How the State Governing Documents pertain to our Association, What Colorado Statutes Apply to our Association, the CCIOA Laws, and the CCIOA provisions. Questions and answers followed.

Deputy Sheriff was to speak concerning private road usage. He was unable to make it. Steve Johnson discussed 4 wheelers on private road versus county roads. Be aware of \$300.00 fines if stopped by an officer on a County Road. Homeowners felt that the responsibility of liability for 4 wheelers on Michigan Hill should be the owners of the vehicles.

Handouts for Pine Beetle Companies were left on the table for anyone interested. If not at the meeting and you need some information, contact one of the Board Members.

Questions as to Non-compliance Process was brought up and how the Board handled these situations was reviewed. Anyone in violations will get a notification letter. The situation is reviewed, attorney if necessary, discussion with homeowner in violation. If not resolved in reasonable amount of time, another course of action is taken.

Election of Officers

The following positions are needed for the Michigan Hill Homeowners' Association Board:

| | |
|-------------|---|
| 2 year term | 3 |
| 1 year term | 1 |

The following were nominated: Fred Depenbrock, Sallie Baker, Jerry Clinton, Jamin Rameriz, and Diana Johnson

The New Board Members for 2011 are: Fred Depenbrock, Sallie Baker, Jerry Clinton, and Diana Johnson.

The following positions are need for the Michigan Hill Homeowner's Association Architectural Control Committee:

| | |
|-------------|---|
| 3 year term | 1 |
|-------------|---|

The following were nominated: Traci Bailey and Jerry Dean

The New Architectural Control Committee member is Traci Bailey.

Motion made by Fredrick Depenbrock and seconded by Bob Berg to adjourn the meeting.

Meeting Adjourned.

Respectfully submitted,
Diana Johnson (recorder)