

MHOA Minutes for the Annual Meeting June 5, 2010

Board Members:

Dennis Sherman	President
Ron Rohr	Vice President
Steve Johnson	At large
Loretta Hubert:	Treasurer
Steve Gregory	Secretary

ACC Members Ron Rohr, Diana Johnson, Traci Bailey and Sue Ebner

Unable to attend: Ron Rohr, Sue Ebner

Dennis Sherman called the meeting to order at 10:09 AM.

Dennis introduced the Board Members and ACC members to the homeowners present. Dennis also introduced two guest Speakers today. Ryan is here to talk about the Mountain pine beetle prevention in our County and on our hill. The Second speaker who will be joining us later today is Mark Lamb from the Division of Wildlife. He will speak to us about bears as we have had a number of sightings of one or more bears on our hill, how to deal with them and prevention

The minutes of the April meeting were read and approved by all members present as presented.

Treasurers Report:

Loretta stated that as of 5/31/2010 the balance in the MHOA Checking account is \$56,248.72. Balance in Savings is \$676.32. There are 2 liens filed for the year 2009 this amounts to a total outstanding in dues, fees and penalties for \$630.00. The number of lots owing for 2010 dues is 20. Late notices were sent out in June for the 2010 lots owing dues.

Loretta made available at the meeting a Vendor Expense Summary by vendor from January 1st to June 1, 2010 totaling \$11,197.85. Also available at the meeting is the Profit & Loss statement from January 1st to June 1, 2010. The MHOA has a net income through June 1, 2010 of \$30,554.50.

Steve Johnson added that gravel and grading done in June in the amount of \$7,500.0 has not been paid out as yet. There was \$5,000.00 worth of Gravel put on the roads and \$2,500.00 in grading which includes and the maintenance of the grader, fuel, etc.

Motion to accept the Treasurer's report was approved as presented.

ACC Report:

Traci stated that since our last meeting the ACC has had 1 submission for rebuilding a homeowner's stairs and deck. This was approved. It was also stated that under New Business we will be discussing a submission of metal siding.

Dennis stated that he spoke with a homeowner that purchased a lot that had a small shed and an outhouse on it was told that it had to be removed. Subsequently a neighbor of his has a small shed and has taken a trailer put it up on blocks for storage. When the new board is established that will be addressed and will have to also be removed per ACC compliance.

Motion to accept the ACC report was approved as presented

Secondarily, a homeowner asked if we have received their ACC submission. The ACC had received it that day, after the meeting concluded ACC reviewed and sat with the homeowners to review their request which was verbally approved. Written notification was sent out later that week.

Old Business:

Burn pit and Grader: The grader is currently being used to grade the road and is parked on top of the hill right now; it should be back to the burn pit next week.

Brumes were made last year at the burn pit. Steve J. said any slash put into the Burn pit should be put in the middle and can be moved around with the grader. Steve Gregory will talk with Bargas to see if the slash pit should be burned this year.

Roads:

A home owner spoke up that the roads are in great shape and wanted to commend Steve Johnson and the Board for the cost savings the MHOA has incurred and the great maintaining of the roads.

Pond: A number of homeowners have spoken up that they do not want the Beavers shot. Steve Johnson indicated that the beavers will not be shot and cannot be trapped. One homeowner spoke that there is a massive beaver disease outbreak in other parts of Colorado and Wildlife districts have had to kill the diseased beavers. He said that these districts are now very interested in relocating beavers back into some areas and may be interested in relocating any unwanted healthy beavers, such as ours. It was suggested we talk to Mark Lamb at the Division of Wildlife; he should be able to get us in touch with the proper people.

The fish went in the pond on the June 20th. Fishing rules: 1) Fishing is for Michigan Hill homeowners and guests only. 2) Catch and release for anglers 16 year and over; 3) Children under the age of 16 have a two (2) fish limit.

There are grass carp in the pond; if you catch one, clip your line and release him back into the pond. Remember, if you injure a fish while catching it and know it will not survive, please keep it.

Weed Control:

Steve J. stated that he has been watching and timed the weed control people a little early last year. It has been a bit cooler this year so he is watching and will have them out at the appropriate time. We have a problem with the thistles and on work days last year pulled a large amount and also sprayed. They spread rapidly and are tough to kill, so if you see thistles please let Steve or a Board member know so we can take care of them. They need to be dug out from the bottom.

Cell Site:

Larry McClymonds stated that Blacken Veech (a cell company) is getting ready to propose another site over by Como. He questioned what it would do for use on the hill but they stated that we would probably be surprised by coverage, but also stated that they would be surprised if they get approval by Park County. Larry keeps pushing for the top of Kenosha Pass where the power lines go over and there is a phone line up there. They will start working on their site study to present to the county this summer.

Newsletter: Putting a newsletter together is very time consuming and very costly to the MHOA. Gerry Dean prints the newsletter for the MHOA at no cost and we supply the paper, but there is also the rising cost of postage and uncompensated time put into getting the newsletter ready to mail. The new Board will address this.

Board Members Compensation for non-board jobs:

Last annual meeting we spoke of Board members doing non Board business like working on the weirs and the Beaver problem, fixing the gate at the Burn pit and being compensated for non Board member jobs. We discussed the issue of hiring outside people to do these jobs or persons with an expertise board or non board at a rate that was set last year by the homeowners of \$15.00 hour. It was also brought up that Steve J. over and above his Board duties fixed the burn pit fence, piles up the slash in the burn pit and that he and Dennis a number of times have been out try to clean up the mess the beavers have done (taking down dams and installing electric fence, taking down more dams etc) as well as other people having worked on the weirs and such. It was reviewed by the attorney and it states that Board members cannot be paid for Board duties. A Board members duties are to get the jobs needed done not doing them.

The attorney created a resolution approved by the homeowners to be filed at the County with the Bi-laws. This resolution permits compensation to Board members for non Board duties. There has never been an issue for non board homeowners to be compensated for time given toward the hill.

Motion to accept the resolution was approved as presented and will be filed.

Work Days: There will be 2 work days this summer June 19th and August 7th from 8:00 and to 1:00 pm. Meet at Steve Johnson's home at the corner of Michigan Hill and Selkirk. There will be a BBQ following at Steve & Diana's.

New Business:

Web Site:

Larry has gone through the web-site to make it more user friendly. Good job Larry! Larry does what is directed to him by the Board.

Meeting dates: It was brought up that we should create a "save the date" for the MHOA meeting dates. It was suggested that the meeting dates accompany the Dues notices sent out every year. To send out a page with meeting dates and a proxy along with the names and phone number of Board members for anyone having questions on colored paper. All present thought this was a good idea. Also creating a reminder sent out to those who have email access and are on the MHOA email list.

Liens: There are two home owners with liens.

One of the homeowners paid their dues but not their late fees. The Board talked with Loretta and decided that because dues were paid and not late fees, until all fees are paid late fees do not stop accruing

The second homeowner agreed on a payment schedule and never followed through with the arrangement. Secondly agreed on a payment and then sent an unsigned check. Loretta sent it back to them and said they forgot to sign and they have not sent it back. After conversation with the Board they have not done as promised and all late fees will continue until paid in full. This homeowner has also had ACC issues. The Board feels that if the homeowner does not want his property put into foreclosure he needs to address his issues.

Road Grader Building:

Thankfully Steve Johnson has had the grader on his front lawn for the last year and a half. Now we need to find a place in which to store the 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 option which the County may or may not approve is seeing if we can rezone this parcel for commercial use. The pump house cannot be an option as it is a flood plane and motorized vehicles are not allowed.

Steve J. would like to make a motion to look at furthering looking building a shed on the North corner lot to house the grader. A motion to pursue looking at numbers, cost, options, was approved as presented.

Since the only way to potentially keep the North entrance open is to blow the snow out. The grader cannot push the snow as it has nowhere to put it. Andy B. stated that there is a snow blower and tractor in Castle Rock for sale that we might want to look into. Steve asked him to get him information to look into.

Ken B. wanted to make a motion that there should be a cap imposed on the expenditures of the Board for such things as grader, a potential snow blower, etc. He then proposed the there should a change in the bi-laws indicating this expenditure cap. It was felt by the Board that a meeting would have to be set up every time a decision was to be made and that this was taking the ability of the Board to make decisions. The motion was seconded and a vote was taken and the motion was not carried.

Road Contract and Roads:

The road grading contract still has 2 more years on it. They seem to be doing a good job; it is very cost effective for MHOA. As with this contract there is a 30 day cancellation clause for both sides, but Steve feels that they will continue with the contract.

Metal Log Siding: A homeowner submitted request to see if a metal type siding that is fabricated to look much like wood with texture and grain could be a option to side the homeowner's garage. There has been much discussion among the Board members and ACC regarding this homeowner's submission to review this siding. It was felt by the ACC and Board that this would be a topic of discussion for the Homeowners at this meeting.

As we all know that with time and technology things change. The option to approve certain specific products would be; by Product name, by product color, by product type, which become very labor intensive and is outside of our guidelines. It can no longer say that metal is metal and some type is okay while other types are not. It would be looking at not just this one application; there is a bigger picture of amending bi-laws and reviewing applications on an individual product basis. Approving this product would require changing the bi-laws and a majority vote.

The homeowner was present and stated that he did not want to have this be an issue for the Board and was perfectly fine to not use this siding and that it was just an option. Larry suggested that if we want to stay current with material that the Board or ACC set up a committee to review other products to keep current with trends.

Election for Board Vacancies:

There are two (2) – two year Board vacancies and two (2) three year vacancies on ACC.

The Board positions are Secretary and Treasurer.

The Treasurer position with the addition of Quick books, new laws, filing liens, dealing with realtors upon a sale of property, dues notices, collecting dues, is taking much more time than should be a volunteer position and larger than one person. The Board is looking at filling this position and additionally hiring outside personnel, like a bookkeeper to supplement this potentially ¾ time position.

Board: Two nominations

David Byrd
Pat Strong

ACC Committee: Two Nominations

Emily Sherman
Jennifer Castleberry

We have four positions and 4 people. This was approved

Motion to Adjourn was made and was accepted.

The next meeting of the newly elected Board and ACC will be Sunday August 1st, 2010 at Dennis Sherman's home on Michigan Hill Road. At 9:30am. For directions please contact Dennis at 719/836-1700.

Respectfully submitted,
MHOA