

Michigan Hill Owners Association
Board of Directors Meeting
Steve Johnson's House – 9:30 AM
June 8, 2013
Approved New Board Formation Meeting Minutes

Board Members Present:

Blenda Crawford, Lot 66
Steve Johnson, Lots 182/183/184
Larry McClymonds, Lots 206/207
Paul Montgomery, Lot 175
Dennis Sherman, Lot 156

Meeting called to order at 9:50 a.m. Minutes of the March 16, 2013 Board Meeting were distributed for review. Call for corrections/changes. Motion to accept as is by Steve. Second by Dennis. Approved.

Positions assigned: Secretary: Blenda Crawford. Treasurer: Steve Johnson. President: Larry McClymonds. VP/ACC (manage ACC, final signoff on ACC approvals; works with President): Dennis Sherman. At large (Roads, burn pit, augmentation pond): Paul Montgomery. Larry moved to accept nominations. Steve seconded. Approved.

Updated contact information/emails for Dennis and Paul.

Reports:

President:

- Agreement w/the Earnests: Has been signed by them. Waiting on copy for signature of MHHOA. Will need first annual installment payment of \$4,300 by August 1st.
- Approval from general meeting to continue to talks with High Plains Ranch to regarding Outlot E easement and Burn Pit land use.
- Continuing with conversation with 74 Ranch for Augmentation Pond easement.

VP/ACC:

- Talk with Tracie regarding Fred Depenbrock wanting conversation regarding additional windmill proposals for Hill. Wind generator was approved and previously installed on his property. Needs to submit a new proposal for additional projects.
- Lot 77 (Silcot lot at top of Fremont and Georgia Pass): Check into active permit situation. Temporary buildings are being used for storage and do not meet bylaw and covenant requirements. Will request a copy of the active permit.
- Lot 216 (Herman on Selkirk). Has permit but no plans. Will send letter to owner requiring removal of trailer until submission of active building plans and permitting.
- Recommended that ACC review the necessity for a letter to Lot 104 regarding removal of canvas structure, etc.

At Large:

- Eleven signs are being made for unreadable street signs. They are being made by the County and the Board will be invoiced.
- New culvert installed on road to pond – new 20’ culvert and associated road work. Invoice for \$850 plus associated supplies for grader. Invoice for new locking security feature on the pond valve cover, steel culvert grates and steel posts to prevent beavers plugging culverts.
- Steve and Paul are working with Kevin (grader operator) on grading. They are also working on road gravel contracts (load and hauling costs). Planning for single and double load drops. Grading should be done by third week in June. Will do grading with a view to minimizing road damage during Winter plowing season.
- Fish: Steve will call regarding fish this week.
- Weed guys have already been called for weed mitigation along roads, primarily Canadian thistle.
- Distributed keys to Board Members, as appropriate, for MHHOA equipment and locks.

Treasurer:

- Annual budget approved at annual meeting. All money is in Fairplay with one remaining CD at Colorado Bank & Trust in Denver. Up to date on all financial records.
- Culvert and fish bills outstanding. Paid legal fees for easement contract. Certified letters going out on June 15th (60 days from dues deadline) to 16 homeowners with past due accounts. Fine of \$3.00/month assessed on outstanding dues plus cost of certified letters will be imposed. Two outstanding accounts of more than one year will receive special letters requesting meeting and payment plan – will be sent certified mail, return receipt. If nonresponsive, will proceed according to collection of unpaid assessments section in Homeowner’s covenants and under Colorado laws. Other 14 will receive certified letter of non-receipt of dues. Total of \$3,300 outstanding due in past due association dues, fines and fees.
- As of 6/2/13, \$75,826.61 savings; checking \$10,877.11. Budget approved for continuing book keeper contract with Judy Pecora to support Board accounting obligations.

Secretary:

- People showing up for annual meeting: 37 lot owners were present. 44 proxies (4 used by board, 40 assigned to other lot owners).

Established tentative meeting dates for 2013-14:

- August 3
- October 12
- January 18
- March 1
- June 7th Annual

New Agenda items:

- 57 lot owner accounts are without an email address. Send a postcard letting them know that updated bylaws and covenants available on the website. If they would like to receive a hard copy via U.S. mail, please let the Board know in writing along with a current address to which they should be sent.

- Per the general meeting, need to investigate the requirements of CCIOA and the governing documents regarding financial review or audit of accounts. Determine costs of same and determine next steps.

Steve motioned to adjourn. Blenda seconded. Approved. Meeting adjourned at 10:53 a.m.