

# MHOA – Board of Directors Meeting

## Sat. July 11, 2009

Board Members: Dennis Sherman, Loretta Hubert, Steve Johnson, Steve Gregory and Rob Rohr

ACC Members: Traci Bailey, Sue Ebner, Diana Johnson

Unable to attend: Sue Ebner

Homeowners present:

Andy Bailey Lot # 248

Also present was Kerry North homeowner by the pond. Kerry reported on previous efforts to clear the road to the pond, installing a grating to keep the Beavers from inside the culvert. The beavers then dammed up the grating causing the stream to cross the road. The owner of the property that is beyond our pond is Carol Hack. We have an easement to use her road to reach the pond..

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

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Meeting was called to order by President Dennis Sherman @ 9:10 AM.

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

**Treasurer's Report:** Loretta stated the cash balance on hand is \$36,757.36

There was discussion about the feasibility of transferring some of the money to a CD. Further review was in order as to whether to place funds locally at our current bank or it was suggested a more national branch bank. Loretta will follow up on these options the pros and cons, etc..

Overdue yearly dues: We have issued 5 Liens on past due homeowners that equal \$2,585 overdue.

Special notes: Discussion of the continued arrears unpaid dues for 07 and 08 dues and penalties for one property owner and their lack of response to our attempted communications with them. Loretta will continue to follow up.

Another property owner would like us to accept the latest payment as 09 dues rather than incurring a penalty. They are currently paying off the old arrears @ \$50 - \$100 per month. Their back taxes have been purchased and a lien exists which may negate our liens if the property is forfeited to the tax lien holder. Steve G. will review with the county.

Dennis talked about contacting legal for the above as well as stated that ACC fines may need to be modified in the by-laws to reflect a degree of infraction per infraction. As approved at the annual meeting was the topic of board members performing duties out side their board responsibilities to receive compensation for these duties. We will need to submit wording to rewrite the compensation clause for any outside duties.

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

## **Pond:**

A motion was entered to allow MHOA homeowners of any age who catch fish after Labor Day (September 7<sup>th</sup>) to keep them as they usually do not survive the winter freeze. All approved.

A picnic type shelter for the pond area was discussed at the annual meeting. Traci will follow up on the feasibility and available volunteer help in the planning and engineering of a structure.

It was also brought up that the fence to the pond needs repairs. A workday will be planned to address this and the culvert cleaning. Steve will contact Mark and Bruce about using their backhoe to clear the grating, probably \$75 per hr. Any road repairs will require the blockage to be removed to access the conditions. Steve J. mentioned that the pond was reported to be lower than it was last year, he will check it. An electric fence will be needed to discourage the Beavers. Traci will check @ Murdocks for a solar system and wire.

## **Burn Pile:**

Steve Johnson reported that the pile was burned. Marvin M. plowed the pit and piled the dirt along the north and south banks as a firebreak. Steve Gregory will contact Steve Bargas about evaluating the work.

The burn pile fence also needs some repair.

Dennis stated he spoke to someone who was interested in the property but the consensus was that they were looking for cheap pasture. A sale was not in the picture.

This is a gravel pit and the board agreed that the pit is very convenient and it encourages residents to clear their land for fire protection; this might be discouraged if we have to haul the slash somewhere else. The Gate at the pit will be repaired by Walt Kendall before Haying starts.

## **Roads:**

Steve Johnson stated that Marvin Muntz used our Road grader to grade the roads but not the ditches (too wet). A minor problem necessitated he use his grader to complete the work which is parked by the pump until he can remove it due to a family emergency. We will do the ditches in Sept. with Mark or Bruce training with Marvin. We will also add more gravel and grade the surface per the budget allowance, 12 to 15 loads (last year 22 loads). The Pit, grading and maintenance were all \$2000. The Plowing for Feb. Mar. and April cost \$500 per month. A Contract was presented for Mark and Bruce Price after others did not submit bids. The Contract calls for an \$800 retainer per year and \$25 per hour for the Grader or \$45 per hr. using their plow. The motion to contract the work was made and seconded with approval by all. Loretta will issue a check and the signed contract to them.

We need to plan a workday for clearing the right of ways of overhanging trees and clearing the culverts and ditches. The conservation district did the spraying of the Thistle. Dennis will call the Upper South Platt Conservation District about the large chipper to mulch the slash for the workdays.

## **Cell Tower:**

A report was made by Steve G. on the efforts by a private company, Black and Vietch, concerning an area south and west of US285 on CR34 for a future tower. Cary Smith attended the Board of adjustment meeting, which denied the request for a variance for a 160 ft. tower (80 ft. is the current max.). They considered the Kenosha pass site where the police and fire repeater is located as an alternative location and the possibility of installing a cell on the existing Towers in Indian Mountain and on Red Hill. The board of Adjustment felt that those would be the most effective locations. Black and Vietch will resubmit their proposal on Sept 7<sup>th</sup> to the Planning Commission.

## **ACC Report:**

Dennis reported about Bob White's shed being less than 50 feet from the property line. Traci has checked and it is in compliance. Dennis mentioned that it was small and probably did not require county approval.

Traci commented that we should look into the application for a large garage on an adjacent lot (244) the home is on one of their two owned lots. Is it proportional to the size of the home? Do they need to combine the lots to build? We need to look at the precedent for large buildings. Further discussion resulted in a decision to contact the property owner to arrange for the board to look at the applicant's intentions after the meeting. NOTE: Meeting with homeowner went well, all of the ACC and Boards concerns were addressed and consequently structure was approved.

We also spoke about the fence for lot 166, the front wood entry and fence is compliant but the t-posts and wire are not. Traci will contact the owner.

We spoke of the legality of combining lots and loosing dues on the split lots is a question to consider. Steve G. will check with the county office concerning this.

Ramirez has also built a nonconforming dog run without ACC approval. The dogs have been out of their run several times. Animal control has been contacted because the gate was open. Dennis stated the \$5000 fine seems a little excessive for a dog run violation. Maybe we need to modify the bylaws to reflect a degree of infraction. This will need to be submitted to the attorney for rewording.

In this vane we also need to submit wording for the rewrite of the compensation clause for the board members performing duties out side of their responsibilities. This was approved in the last annual meeting.

## **New Business:**

**Work Days:** Two workdays are planned for August 29<sup>th</sup> and Sept. 5<sup>th</sup> These are Saturdays with 1 on the long weekend. We plan a potluck and drinks along with gas for chain saws, trucks, trailers, chipper, compressor and a jackhammer? We will add this information to the next newsletter and post it on the web site.

**Meeting dates:** The Board meetings for this year will be on October 10, 2009, January 9, 2010 and April 10, 2009 @ 9:00 AM, with the MHOA Annual Meeting at 10:00 on June 19, 2010. Steve G. will arrange for the Jefferson Community Center for dates.

## **Election of Board:**

**President** - Dennis Sherman  
**Vice President** - Ron Rohr (& ACC)  
**Secretary** - Steve Gregory  
**Treasurer** - Loretta Hubert  
**At Large** - Steve Johnson (Pond, Pit and Roads)

ACC remains as chosen.

Motion to adjourn was approved.

Respectfully submitted,  
Steve Gregory, Secretary