

MICHIGAN HILL HOMEOWNER'S ASSOCIATION MEETING
AUGUST 1, 2010

Meeting was called to order at 9:30 a.m. The following Board Members were present: Dennis Sherman, Patrick Strong, Steve Johnson, Diana Johnson, Emily Sherman and Jennifer Castleberry. Conference call board members were Ron Rohr and David Byrd.

Each Board Member read and approved June Meeting Minutes prior to this meeting. A motion to waive reading the June Meeting Minutes was made by Ron Rohr and seconded by Patrick Strong. Motion carried.

Each Board Member examined and approved the Treasurer's Report. A motion to waive further explanation of Treasurer's Report was made by Dennis Sherman and seconded by Emily Sherman. Motion carried.

Board appointments are as follows:

Ron Rohr	President
Dennis Sherman	Vice President and ACC Committee
Patrick Strong	Treasurer
David Byrd	Secretary
Steve Johnson	Roads, Pond, Burn Pit
Diana Johnson	ACC Committee
Jennifer Castleberry	ACC Committee
Emily Sherman	ACC Committee

A copy of Declaration of Protective Covenants, Michigan Hill Owners Association Amended by-Laws, and Exhibit A to MHOA By-Laws was given to each of new Board Members.

New Business

It was voted at the annual meeting in June to create a bookkeeping position to allow Loretta Hubert to continue in the capacity of the accountant for MHOA. A motion was made by Steve Johnson and seconded by Patrick Strong to compensate Loretta Hubert for approximately 51 hours per year at a total of \$770.00. Motion carried. Loretta will be working closely with the new Treasurer, Patrick Strong, to keep him apprised on details concerning dues, liens, expenses and anything else pertinent to the Treasury Position.

Issues concerning dues and liens were discussed. Action to resolve these issues is moving forward per MHOA By-Laws.

Dates for future meetings are as follows:

November 6, 2010 - 10:00 a.m. at Community Center
February 26, 2011 - 10:00 a.m. at Community Center
June 4, 2011 - Annual Meeting - 10:00 a.m. at Community Center

When the annual dues are sent out, newsletter with meeting date reminders and any other pertinent information will be included for homeowners.

In addition, at least 2 newsletters per year will be sent via email or regular mail to keep the homeowners updated on business for Michigan Hill. We still encourage homeowners to check the website (www.mhhoa.com) occasionally for updates.

ACC Business

One application for a shed was presented to ACC Committee since the June Meeting.

A homeowner requested approval for a temporary portable chain link dog kennel until the home is built at which time something more permanent is made. ACC approved.

Patrick Strong asked if an ACC application was needed for excavating a driveway. According to MHHOA Covenants, an application is not needed for excavation of a driveway.

Motion to approve the ACC Business was made by Steve Johnson and seconded by Dennis Sherman. Motion carried.

Road, Pond and Burn Pit

Road will be graded and ditches pulled in September or October.

A bid for \$1,400.00 to improve the corner of Michigan Hill Road and Georgia Pass Lookout was presented. Plans are to extend 5' on either side of culvert, rock fill and finish with road base. The bid and work to be performed was discussed.

A motion by Patrick Strong and seconded by Dennis Sherman to accept this bid. Motion carried.

A total of \$5,000.00 in gravel/road base was put on the roads.

Mowing will be done on ditches and lot at Michigan Hill Road and Georgia Pass Lookout before winter.

Pond is full. Work has been done to clear the beaver dams – no problems with them as of yet.

A question was asked concerning the exposed culvert on the pond road. The property does not belong to Michigan Hill and the owner is not too willing to make improvement. A suggestion was made to ask Tony Sanborn if he could do a little to improve it. The Association put \$1,500.00 into the road in 2009, and the feeling of the board was not to dedicate more money this year.

Burn Pit

Wood at burn pit will be pushed.

Fire Chief Vargas has been contacted for pit burn. Plans are at first snow.

Motion was made by Ron Rohr and seconded by Dennis Sherman to approve Road, Pond and Burn Pit Report. Motion carried.

Old Business

Storage for the grader was again discussed. Dennis Sherman will be contacting the Planning and Zoning Office to make application to rezone the lot at Michigan Hill Road and Georgia Pass Lookout.

Steve Johnson stated the grader could be parked at one of his lots, but may need to make arrangements for electricity.

Further determinations for above business will be discussed at future meetings.

Motion to adjourn was made by Steve Johnson and seconded by Patrick .
Motion carried – meeting adjourned.