

Michigan Hill Home Owners Association
Quarterly Board Meeting
Jefferson Community Center
Jefferson, CO

August 17, 2024

Call to Order at 10:07

Attendance and determination of a quorum:

Board members present: Tom Settle, Carole Copeman, Bill Stone, Mary Dudzinski

Board members absent: Jerry Devries

Owners Present: Steve Johnson, Elaine Grace

Old Business

Officers Reports

Treasurer – Bill Stone

Operating Account balance - \$83,636.14

Reserve Account Balance - \$31,813.71

- Any funds left in the Operating Account at the end of the year should be transferred to Reserves. The Board authorized the transfer of \$15,000 to Reserves.
- Bill needs to be added to the Bank Account and remove Reddy and Matt.
- Mary & Bill need to sign papers for Bill's access to TBK Bank
- The current bookkeeper is not responsive – Bill will get bids from other bookkeepers
- Bill will see if he can file Federal Income Tax
- Need to send out Unpaid Dues Notices to 50 lot owners.
- Sotiros & Sotiros performed our last audit; get a recommendation for a bookkeeper from them. Once our books are updated have them do an audit.
- Remove Ginny's (current bookkeeper) access to the Bank and QuickBooks
- Bill will help get the dues spreadsheet and any templates on Google Drive so all Board Members have access to the information.

President – Tom Settle

- Jefferson/Como Fire Department will not use chipper – it breaks down, so its schedule is never reliable. The Fire Department is hoping Park County will write a successful matching grant for a Burn Box. Tom suggested that the Fire Department reach out to HOAs and ask if they would be willing to contribute to the matching part of the grant. Tom offered our 35 acres (the best choice) or RV dump site (not so much) when the Burn Box rotates to this area.
- Looking toward winter and snow the Board authorized \$1,000 (at \$150/hour) to mow the RV dump site to prevent drifting on Michigan Hill Road, estimated 6-8 hours. If there is any extra time they will drag some ditches.

VP & ACC – Carole Copeman

- Carole, Steve and Carl will work together to make proposals for pond improvements.
- There was 1 ACC request -approved
- The letter regarding the fence that violates ACC rules has not been sent yet. Additionally, there is a trailer on Glacier Peak View that is in violation.
- Carole is meeting a road contractor today to review our current needs and get another opinion as to Scope of Work, looking at a long-term plan for the roads.

At Large (roads & pond) – Jerry DeVries (absent) Steve Johnson provided the following updates:

ROADS

- The grading of the roads is complete for this year. Walt can't crush the stones, so won't use him next year.
- The roads loose about 1 inch per year because people drive too fast. The ATV's doing donuts is also hard on the roads. The hope is to do one road a year with road base.
- Exposed rocks damage the snowplow blades, and our roads have lost most of the base, so there are now more exposed rocks.
- It is currently estimated to cost ~\$2,000 to place a new culvert on Glacier Peak View. A driveway was put in that blocked the existing culvert.
- Grading needs to be done annually, clearing the ditches should be done every 3-5 years – need to be careful of buried cables.
- The North entrance sign need to be moved, and the sign by Red Hill is not placed well either.

POND

- Milestone (not harmful to fish) was used to kill the weeds around the pond.
- The work that still needs to be done is diverting the water so it doesn't wash out the road, pulling the willow and replanting them as a wind break, level the area by the water, and a culvert on the North end of the pond, so you don't have to jump the inlet.
- Water weeds are still a problem – order more grass carp next year.

Secretary – Mary Dudzinski

- Review, correct and finalized draft of February 10, 2024, Board Meeting Minutes – Approved
- Review Insurance issues – State Farm (LORI EMCH 970-468-0201) vs. United State Liability Insurance Company (Kelly Becker 303-292-9995). Tom checked with American Family, they do not write HOA policies.
- Mary will call State Farm and get a new agent assigned.

New Business

Scope of Work for roads & Formal Bid process

- Carole is working on this. She will also ensure that the contractors are licensed and insured.

Combining lots to lower property tax results in decreased dues to the HOA

Change By-Laws? Grandfather in already combined lots?

- Mary will report on the number of owners with multiple lots and how many owners have already combined their lots at the next meeting.

Wood cutting website update

- Mary presented an Excel Spreadsheet that includes the name and phone number of who has wood. Post on the MHHOA web page and a "pin" on FaceBook that will link to Google Documents. It will be viewable but not editable, password protected, with the Board members responsible for updating. It will include a statement that the HOA is not responsible for any arrangements.
- Bill will help with the Google set up.

Dark Skies – need to put guidance in ACC rules – Not yet

- Plan a Dark Skies presentation for the next annual meeting including the benefits, and a list of products that can provide light, but not light pollution.

3-5 year budget projections

- This will wait until the Scope of Work and Formal Bid process is developed.

Other Business

Steve Johnson suggested the HOA sell the 35 acres burn pit (keep the mineral rights) to Lazy Bull, High Planes, or Terry Roberts and use the income for road improvements.

Elaine Grace presented her Newsletter ideas. She will send the draft of the newsletter to the Secretary for review, then the Secretary will send to the Board for review.

Newsletter sections will be:

Notes from the Board
FAQ
Events
Featured Owners

She will include: Energy tips from CORE electric.
 Disposal of slash from Mountain View Waste
 Introduce herself and how to contact her

She also suggested an Online Owners Directory so we can reach out to our neighbors.
Listings in the Directory will be voluntary. (much like Church directories)

Adjourned: 11:45