

# MHOA - Board of Directors Meeting Sat. Sept. 13, 2008

## Board Members:

Dennis Sherman, Bob White, Loretta Hubert, Steve Johnson, Steve Gregory

## ACC Members:

Bob White, Sue Ebner, Traci Bailey, Diana Johnson, Lorie Chambers

Unable to Attend: Bob White, Traci Bailey, Sue Ebner, Diana Johnson, Lorie Chambers.

NOTE: Prior to this meeting a full report was given to the Board members of what the ACC has been working on since the last Board meeting. Unfortunately many of the ACC members could not attend because of professional and personal conflicts.

## Homeowners present:

Ken Baker - Lot # 169

Allen Lubow - Lot # 262

---

Meeting was called to Order by Dennis Sherman @ 10:05 AM.

The minutes of the July 2008 Board meeting were read and approved.

## Treasurer's Report. – Loretta Hubert

Balance on hand 9/13/08 \$28,653.98

All bills are current. Purchase of QuickBooks Software \$149.00

Current Liens = \$ 2,445

Lot # 116 – Tannahill - County Tax lien purchased by John Olson for 2006 & 2007 Taxes

We need to review our vulnerability for past Dues – Foreclosure next. (2 yr.)

Lot # 97 Smith - promised to pay

Lot # 252 Willard - “ “ “

Lot # 198 Lesco – No Phone contact – **Response: Send a letter?**

Lot # 271 Ramirez – Called with no returned call - **Response: Send a letter?**

The redemption procedure was reviewed for tax sale property Steve J. related a case where a HUD sale negated a lien due. Loretta suggested we contact our legal counsel (Tousiant). Steve J. has a friend who may be able to help us legally. Ken Baker mentioned a Real Estate Lawyer from Salida. He also mentioned the need to review our Covenants and Bylaws for up dates and clarification.

Also Loretta presented a letter from Terry O'Neill concerning these. Steve G. will contact the county clerks' office for copies of the filed documents.

The report was approved as presented after the discussion.

## Old Business:

ACC Business: A full ACC report was supplied to the Board members prior to their meeting.

Review of Properties with issues.

Lot # 104 – Chambers: Owner was out of town for an extended period. She will remove the tarps and try to improve the behavior of the visitors. We will review the cleanup and request burn permit information after they finish. Neighbor put house up for sale citing the problems as contributing factor.

*Response: Lot 104 was reviewed 9/20/08 and it is noted that the tarps have been removed and some debris have been removed.*

Lot # 271 - Ramirez: fence removed – Shed not finished (paneling?) – Permit?  
There were numerous loose dog complaints and threatening behavior. We recommend the neighbors call Park county animal control to mitigate the problem.

*Response: Lot 271 shed not finished. ACC requested the shed roof needed to be painted as it had started peeling into colors of red and blue underneath the painted "Brown" that HO was approved for. Shed does not need a permit as it is not larger than 120 sq. ft, Approval was given from ACC to build. Lot file will be reviewed this weekend to see when actual completion date should be.*

*Dogs continue to run loose and threaten; Neighbors need to continue to call Park Cty. Animal Control.*

Lot # 77 – Silcott – He had medical problems but his family have been there contributing to the accumulation of objectionable materials. Dennis will check for the existence of permits and future plans.

*Response: Lot: # 77 No active building permit, expired 4/2007, has not been updated. Out of Compliance.*

Lot # 87 – Trimble: Continuing to work on house – Permit – current?

*Response: Lot: #87: Has a current building permit, it has been renewed and is good thru May 2009.*

Lot # 103 – Crosby – Is their permit current?

*Response: Crosby: Started Build 2000, County says 50% complete. Permit is expired, original permit dated 2001 expired –Out of compliance. Building Dept noted this in their file.*

Lot # 216 - Hermann – Requested a new permit but was denied for a lot setback oversight. He has a trailer on site with electricity, a vault?, and propane tank underground.

*Response: Lot #216 – Has active permit, expires 3/20011. File will be reviewed by ACC and then to Board Members with any questions. ACC's last letter to lot owner was that he was neither approved nor denied as he was working from the "street" vs. "property line" he was requested to supply ACC with additional info - ACC has never received.*

Lot # 118 – Thomas Compliant : Shed = Gone, Out house = Gone.

Beetle Kill – Trees: There are not many options for removal. The individual lot owners need to be aware of the condition. Terry Roberts did remove trees from his ranch property to mitigate the spread to the surrounding area. The forest service cleared trees around the campgrounds as a safety precaution for falling beetle kill trees weakened by the disease. Mark Matulic had an evaluation done for his property.

Home Owner preparedness: The suggestion was made that we inform the owners who spend time here in the winter to have an adequate supply of food, candles, wood, and fuel for an extended time in the event of a blizzard. Lori Hodges should have publications to distribute to those needing them.

Pond /Water: Steve J. reported the State Water Commission needed a water usage document for our well adjudication compliance. This determines the amount of water we need to release from the pond for the usage on the hill. Ken suggested the information may be stored in the shed we have. Loretta has some envelopes from Bob White and we can check with Larry McClymonds.

Roads: There is not enough gravel on some roads. The budget for rock is used up. The rain has left some roads very slippery, Deadmans, Glacier Peak View and Selkirk. Also, Georgia Pass lookout has an extreme washboard feel. This has slowed traffic but is not desirable for repeated trips.

The pond road is partially flooded but it is not ours. Dennis inspected the weir ditch and the pond and found no leaking.

The work day was successful with 10 people clearing the right of way of trees – A BIG THANK YOU to all that participated and worked so hard. The work is far from complete and Steve J. has a contact that is willing to supply labor and saw for \$25 per hr. + chains and Ken Baker can also supply his services for a reasonable amount. The board suggested a budget of \$200 - \$300. This was approved.

Sheldon still has a contract to plow snow. He has a new truck and a new plow. Ken Baker reported that he will have a new blower for his tractor.

The North entrance will be closed if we cannot plow. The county now has a snow blower to deal with CR 35. The 74 Ranch has committed to install snow fence after the difficulty present last year. The 40 acres west of the Michigan hill road turn needs to be contacted to see if they will cooperate.

Burn Pit: After the first snow Walt Kindall will pile the branches up and Steve Bargus will burn it .

Well and Dump Station: Allen Lubow brought up the message board at the well is deteriorating. He asked if we could use it for posting information concerning the usage and any announcements. He suggested a plastic cover and will check on the price of same. Members noted the newsletter is available for this also. The pump is seldom used because most of the residents have private wells.

A motion was made to adjourn by Steve J. Seconded by Loretta. Approved

Meeting was adjourned by Dennis

Steve Gregory  
MHOA Secretary