

Saturday, February 16, 2019

Michigan Hill HOA

Board of Directors Meeting

Website: MHHOA.com

Attending

Board Members: Mike Lemasters, Richard Ratigan, Paula Morgan, Steve Johnson

A quorum was present.

General Members: Matt Anstine, Bobby Ryszkowski, Troy and Melissa Fogelsonger, Patrick Rhue, Scott and Mary Ann St. John

Call to Order 9:20am

Meeting held at Jefferson Community Church as we were unable to get into the Community Center building

Welcome - Mike Lemasters, acting president

Introduction of the board members and general members.

Determination of Quorum: a quorum was established, 4 of 4 board members present

Secretary's Report - Paula Morgan

Approval of the October 20 Minutes -motion to approve made by Steve, second Richard - approved

President's Report -

Jenna Baker Skelton has resigned for health reasons.

Acting President/Vice President's Report - Mike Lemasters

ACC Activity - since the October Board meeting

Lot #181 Repaint siding, deck and foundation. - Approved

Lot #140 New House Construction. - Approved

Lot # 11 Handicap Wheelchair Access Ramp. - Approved

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Lot #239 New ACC Request for Shed. - Pending

Lot #217 Warning/Fines/Lien for unapproved shed. Owner complaining about fines and lien.

Lot #76 Building process is going slow, No Park Co. building permit, Septic System permit has been obtained but expires June 20, 2019. There is a driveway permit.

Lot #103 Dilapidated structure, unapproved shed, junk vehicle body, etc. Park County has a complaint, they have requested a plan from owner, but no response since May of 2018. They will request info again from owner.

Lot #216 Camping trailer on lot, no building. He plans on building soon and using the camping trailer while building process goes on. Need to check with Park County Building in spring.

Lot #264 Remodel of living area into include part of the existing garage.
- Approved

This property has a new stockade fence - Mike has notified owner by email that there was no ACC request for the fence as required, since some fences are not allowed. There has been no request submitted as of today. owner is working to clean up the property

Road Signs — There are currently speed limit signs on the entrances but we should have them in more locations. No further progress on this to report.

Steve - street name signs will be installed by Park County when the weather is nicer and they have the signs ready

Identify new board president - from now until annual meeting and/or for the remainder of Jenna's term. Mike feels that the duties are very heavy as both President and the VP; would like help.

No-one at the meeting was prepared to be President at this time, but offers were made by other Board members as well as Matt Anstine to help as needed. Mike can delegate tasks.

Treasurer's Report- Steve Johnson

Account Balances and Expenditures

Balances

\$54,078.59 -savings

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\$3083.20 - checking

\$1456.40 - late fees/dues assessed

Outstanding expenses not yet paid -

\$2450.00- Dodge truck repair

20 hours of snowplowing @\$25-

Proposed budget - to be approved by the members at June meeting - Has been distributed to the Board and posted on the MHOA website

Dues letters -the next big task to be done

Dues letter will be sent on first week of March- need to include some short paragraphs of news in this letter. Paula will help Steve get this together by tomorrow, Feb 17.

Report of the At-Large - Richard Ratigan

Road Maintenance Activity - Mike thanks the snow plowing crew; Richard thanks Steve and the crew; they are doing a fine job.

At the north entrance, we have a budget item to fill in the deep ditch this summer; mowing on both sides of Georgia Pass Lookout has helped the drifting some.

Keeping the North Entrance open - We have been keeping it open rather than allowing it to stay closed. There are more full-time residents this year, so we want to do this. Walt from the Lazy Bull has been cleaning up the big drifts with his own front end loader. Walt will need to come again to move snow again due the drifting. We spent \$2000 in past years to open it one time. We have spent \$2400 so far to keep it open and will likely spend more as the snow and wind continues.

We need to move forward to buy a loader of our own, but then we will need a building to house our equipment. Matt Anstine and Troy Fogelsonger will look into possibilities for a building.

Steve - we are going to get gravel on the roads earlier this year; would like help with grading and cleaning ditches;

Patrick - There are big rocks in the road on Georgia Pass Lookout from Fremont Knoll to the south entrance. The rocks make it difficult to grade.

Steve - working with Leon to drill out the rocks at some point in order to break them up. Timing depends on Leon's schedule. It is best to drill them while it is cold.

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Pond - was fixed last year; the water will be refilled in the spring and fish will be stocked; working through the process

Last year there were reports of illegal fishing. We can't do anything if we don't see it. If we do see anything we can call the sheriff. There is signage there indicating that it is private property. An idea has previously been put forward to install a gate with or without a lock or something to keep our fish for the community. No action has yet been taken on this.

Burn Pit - Mike thanks Richard for helping to get the burn done

Thank-you's to the burn crew - Richard was grateful to have the assistance of all involved.

Strategy going forward - we will build two 20' x 20' pits so that we do not have to involve the state to burn them. They will be filled and burned alternately. Work on building the new pits will get going in the spring when the weather breaks.

Weed Control - no update

Old Business

Snow plowing - New opportunity to buy a loader from Leon Lux.

Fiat-Allis 645B front end loader, late 70's model

Leon has lowered his price to \$15000. He is willing to carry us so that we can pay \$5000/yr. Steve feels that this will fit into the budget easily, since we can save some money on various projects where we currently have to hire an operator with his own equipment.

It can be used to dig and manage the burn pit as well as to clear drifts and keep the roads open.

Steve is going to make an appointment with Leon to go see it. Patrick, Bobby, Lonny and Steve will go to look at the loader. As our HOA has previously approved buying a front end loader, the Board agrees that if the machine is deemed to be in good condition upon inspection by Steve Johnson and the others, we should go ahead and buy this machine.

Vehicle Storage/Shop building - Matt and Troy may have a line on some options for this building. They will work together to look into it.

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Other facilities: Pond Shelter Proposal - a quote for a pavilion-type of structure with a metal roof and a table with benches has been obtained - a \$2500 line item is in the 2019 budget; construction will happen in summer of 2019

Audit of the MHHOA Accounts - As of the last meeting, we still intend to do it in May, but have not confirmed with Judy. Were hoping to get the person who did it before from a firm down in Lakewood. It has been 5 years since the last audit.

Mike will make the call to the auditor to initiate but needs the contact info from either Judy or Steve. Steve will then follow up to schedule with auditor and Judy.

Covenants and By Laws - updating, revising.

Covenant updates were put on hold in October. But we need to do something on the building guidelines.

Covenants are getting old, not revised since the 1980's. This will take a lot of effort and focused work.

It was agreed that a committee should be formed to work with the lawyer. The committee will be formed at the annual meeting.

By-Laws - we may need to do something on the following:

Parking on the subdivision roads -

We need to clarify the language, in particular the word "habitual".

This item will be added to the items for the group formed to revise covenants and by-laws at June meeting

Operation of 4-wheelers and similar vehicles by unlicensed/underage drivers on MHHOA roads - The lawyer answered our questions about our liability and responsibility for safety saying we are not guarantors of personal safety. He suggested adopting a policy with a disclaimer to this effect, and the disclaimer could be added to the bylaws.

Add to the items for the covenant/by-law work group.

Other items from the October meeting - updates

Culverts: for 2019 there is an \$8000 item to complete the work that was begun in 2018

Marking culverts with permanent flags so that they will be visible, making it easier to avoid damaging them with grading and plowing

More extensions on culverts where needed to make them longer

Put gravel on our HOA roads in the spring, not the fall. - We normally put on about 30 loads per year. We want to make grading more effective so will pursue getting the gravel in spring.

Maintenance of the ditches - a discussion of how to better maintain ditches without causing the sides of the ditches to be too soft, allowing material to wash into the ditch. Skimming is a better idea, so that the base is not softened too much.

County Roads: County meeting with commissioners at 9am in Fairplay on Thursdays. Go complain about the culverts and county roads.

The corner of Georgia Dr and Red Hill Rd has ragged metal from a culvert sticking up which can damage tires. Mike has made contact by email to the commissioners about this.

Co Rd 35 - They did put gravel on the blacktop section last year, but we don't know what will happen this year.

No-one has yet been able to attend a meeting.

New Business

Hiring HOA management company - Richard- the board runs into burnout and we need to keep things going. We could hire someone to take of some or all administrative items like initial contact on requests and complaints, following up on information, generation of mailings, etc.

Mike mentioned that it can cost as much as \$54,000.00 / yr if you want a company to run the HOA. This is what his other HOA pays, and the company does most of the work. We would have to look into the possibilities. Perhaps we can find a company that allows us to pick and choose the services we need.

Matt is willing to be brought in to work with the Board and assist with tasks.

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Melissa - we should identify the tasks first, so we can know what makes sense to hire out.

Steve - is it possible to set a time to meet on identifying the work? There are people willing to work on this.

Committee to meet: Melissa, Richard, Steve.

Saturday, Feb 23 at 9am at Steve's house.

Reserve Study Needed in 2019 - There was one last year but we have a lot of changes since then and we need to do one again; Steve and Larry have done it in the past and Larry is willing to work on it again.

Larry sent the board a DRAFT Reserve Study on 1/31/19. We should look at it and, if appropriate, agree to put it before the members at the annual meeting in June.

Historically, we have usually kept a \$40,000.00 reserve in the budget.

Mitigation Plan/Risk of Slash on properties - discussion

In talking with the fire department during the burning of the burn pit, they feel that the slash on properties is a big problem, and they recommend that we do something to encourage people to clean up their lots. They will not drag hoses across the lots that are not mitigated, so there is a risk to us all if a fire happens on Michigan Hill.

Board members terms ending in June - three positions will be open

Richard and Steve are both at the end of their terms. These are 2-yr positions.

We need to replace Jenna for the remainder of her term. Jenna's term may actually end this June since she was not voted on by the membership. She was appointed by the four elected board members in the Organizational meeting. Therefore, this was also a 2-yr term.

History: Jenna did volunteer at the annual meeting but needed to confirm that she was officially on the deed of her property. She assured us at the June 9th Organizational meeting that she was officially on the deed.

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Prep for the annual meeting: guest speakers will include Park County Sheriff (coordinated by Steve), Park County Fire Chief (coordinated by Richard); and possibly someone from the Div of Wildlife

We need to mail out postcard notification of the annual meeting 60 days before the meeting.

Additions to the Agenda from Members Present

Air B&B's / vacation rentals in the neighborhood. - Bobby Ryszkowski

Concerns about the renters, not knowing who is at a property.

There have been instances in the past of loud, rowdy camping parties being held on undeveloped lots.

There have also been many cabins rented out short-term where renters have been respectful and left the property clean.

Park County does not have regulations on this now but other counties do and would expect that Park Co will have them.

Our by-laws and covenants do not prohibit properties being used as vacation rentals. A policy should be developed. Add this item to the covenant/by-law revision committee.

Adjourned 10:42am