

## Michigan Hill Homeowners Association Regular Meeting of the Board of Directors

July 18, 2019

Held at Jefferson Community Church

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### Call to Order

the meeting was called to order by Mike Lemasters at 6:34pm

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### Attendance

Four of Five Board members present. Quorum established.

Mike Lemasters, President  
Steve Johnson, Outgoing Treasurer  
Paula Morgan, Secretary  
Angie Gerken, V.P. & ACC Managing Director  
Bobby Ryszkowski, At-Large

Absent: Frank Marinaro, Treasurer

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### President

Intro of board members present.  
Ken Baker, Jim Griffith, Jeanie Crane; Patrick Rhue and daughter

Mike makes a motion to agree to the fees for building rental, second by Angie; approved.

Angie made a motion to approve the draft of the June 1 Annual Meeting minutes, and the June 3 Board Organizational Meeting minutes for publishing to the website and to use at the bank to change the signatures, second by Bobby; approved.

### Social Media -

Facebook and NextDoor Michigan Hill Community are set up  
Facebook was already used to help locate a missing dog for 74 Ranch

Put this in the next newsletter to prompt more usage.

Committees plan - not much activity since the annual

Mike has fielded questions from people considering buying on Mich Hill. One property is the one with a lien on it.

There is an HOA training provided by the State in Denver Wednesdays, Aug 14.

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V.P ACC Managing Director

phone number is in correct, area code should be 402 not 401

ACC -

5 approvals

Issues

264 - fence w/o approval

White Roof

Design Regulations Committee - no activity

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Secretary

Covenants Committee - no activity

Publish the board members who are heading up the various

Need to contact the secretary of the Jefferson Community Church to schedule the use of the church and Community Center for the next year.

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Treasurer

3 outstanding bills not on the report today: mowing, building rental, renewal for vehicles, trucks being fixed

Balances:

2261.51 in checking

60852.94 in savings

3570.10 in AR

Total on hand: \$63910.04

There are 2 checks to be deposited.

There are 9 people who have not paid.

one property has not paid for 2 years. first letter was sent on it, second letter due in Oct.

Steve has a list of liens that are in effect or released

Steve and Frank have not gotten together on the liens.

Judy has posted all up to today. She has been paid up to date. She will answer questions but will bill at 15-min intervals.

Steve has passed on his bag of keys to Bobby

Quick-books for Cloud - this was approved by email and Frank did it. Angie made a motion to formally approve using quick books in the cloud -mike second. approved

Go Daddy Web fee – 3 years - same; motion by bobby, second Angie - approved

ACC requests – Process for Scanning and emailing - in the past Judy has scanned the incoming ACC requests and emailed to the VP.

Mike says that he sometimes got them direct email from the requestor.

Dues Committee - they want a wish list; this has not been established

Monica needs to be on the email for Treasurer, need to take Judy off.

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## At-Large

Grader/End Loader Plan - Bobby has Kevin Angry coming to see what he thinks about the condition of the grader and the issues to get another opinion

Steve says that Leon is getting the batteries for the loader.

Snow Removal Plan - Bobby likes the proposal. Steve believes that this past year's snow removal, if it were done under the proposal it would have cost the same as we spent ourselves.

Steve makes a motion to pursue the proposal submitted by Brian Alexander, second by Bobby. exact terms need to worked out, the motion does not mean the proposal accepted at face value. we will need copies of insurance and it should be run by the lawyer. probably a one-year trial.  
approved.

Mowing on Shirley Yoos' lot - mike made a motion to formally approve mowing her lot, second by Angie; approved. there will need to be mowing before winter

Fire Mitigation Committee

The committee has been communicating and sharing ideas. Richard contacting Gene to set up the meeting.

Comments from the floor

Thanks to the Board for all the work and the snow removal this past year.

Ken Baker - he has seen worse. He thought the wind was different.

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Adjournment 7:38

Steve made a motion to adjourn, Mike seconded, approved