

Saturday, July 21, 2018

Michigan Hill HOA

Board of Directors Meeting

Website: MHHOA.com

Attending

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

General Members: Lori Lemasters, Robert Skelton

Call to Order 9:07 am

Welcome - Jenna Baker

Introduction of the board to members

Secretary's Report - Paula Morgan

Approval of the minutes of the Organizational Board Meeting

Motion made to approve the minutes of the June 9 MHOA Board organizational meeting by Mike. Seconded by Steve and approved unanimously.

Approval of the April Board meeting minutes

Motion made to approve the Minutes of the April Board meeting by Mike. Seconded by Steve and approved unanimously.

With the approved organizational meeting minutes and a draft of today's minutes, we can go to the bank to change account signatories.

President's Report - Jenna Baker Skelton

Burn Pit - The berm has been built all around; it may be possible to get a permit lined up to go ahead and burn it when we are ready, Steve will check; Richard suggests getting the pit "match ready"; he will notify the state right when we are ready; Steve will get a water truck from 74 Ranch; There are others on the Hill that will be willing to help; Let's ask for people.

FYI -If you noticed a fire in Jefferson last week, a hay pile was hit by lightening.

Vice President's Report - Mike Lemasters

ACC Activity - Steve has put in for a roof and was approved.

There have been no responses from most of the others on the list from the annual meeting:

Coburn, Lot 76, unapproved structured; he is supposed to be getting permits; Mike will contact

Wall/Whigham, Lot 217 - partial shed was to be torn down and removed, there are fines levied against this property; Steve says the shed is down but the junk is still there. If it is cleaned up we will stop levying additional fines. Mike will send a letter to these owners.

Crosby Lot 103 - unapproved shed, trash, no roofing; county is involved; Mike has seen some work being done; Mike will contact county;

FYI - Mike mentioned that there is a large barn frame structure that can be seen high up near the top of Michigan Hill and heard that it was built without a permit. It is NOT within Michigan Hill Subdivision.

Road Signs Mike and Richard drove around, Mike and Lori went around, too. There are 9 signs and 2 posts to replace. The County will install and bill us.

Treasurer's Report- Steve Johnson

Account Balances and Expenditures

savings \$82061.16

checking \$1771.28

outstanding expenses to be paid - culvert work, burn pit berm work; grading to be done once it rains enough

4 people have not paid dues; leans will be applied in Oct; one property is behind by 3 years; if we send to lawyer we don't do anything further

Recovery of costs from CenturyLink Steve has sent a proposal, \$5600 with materials and labor itemized; has not heard from them. He has the county permit number, which

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should still be open. We have already started some of the work. Mike says we should mail a hardcopy letter to CenturyLink and County; Steve has photos. Steve and Jenna will do a letter. Target date to send by Aug 15.

Mike called CenturyLink - they are saying end of October to turn on the new internet. There are many different stories about reasons for the delay, just depends on who you ask. One is that there was a problem with splices and rework needed.

Report of the At-Large - Richard Ratigan

Road Maintenance Activity - half way done with culverts; Mike would like to see the ends of the culverts marked. There was a discussion about ways to mark the culverts to try to keep them from being run over and collapsed.

Grading: Steve wants the grader to stop before the culverts and then pull away to avoid having gravel and dirt getting pushed too close to the culvert openings.

We have not had enough rain yet to really address the washboard issues.

at Michigan Hill Rd and Red Hill, there are some trees that need to be cut back before it snows; perhaps we need to have a look at other trouble spots where trees can create drifts.

We need more money for culverts in the budget next year.

Pond - done, filled and stocked;

Weed Control - has been doing some work on thistles, there is lots more to do

Old Business

Snow plowing - More drivers needed

Rob Skelton has offered to take this on. We also have Patrick and his wife.

The blue Dodge has recently been serviced. Patrick will look at the white truck. He is a good mechanic.

Opening Drifts: The HOA did approve to buy a machine 2 years ago, but the hunt is still on for a good deal on the right equipment. Steve has a contact in Texas that has 2013 Skidster diesel for \$35K, 160 hrs on it (it's like a big Bobcat) This is a good price,

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but do we really need to own a piece of equipment to do this? Walt will do it and is willing to respond within a couple of days to come over and clear drifts. There is Brian in Jefferson Heights. Also, Jared the firefighter has a Skidster and we have Patrick and others who can run a Skidster. Rob Skelton is willing to learn, and also will learn to run the grader.

Richard thinks that if we buy another machine, we should have a shed to store it as well as the grader and plow trucks. Steve suggests building a large quonset-type building at the burn pit. Rob has volunteered to look into options and do a proposal with alternatives. This will have to wait until annual meeting to approve, but we start the process.

Leon has a loader and is willing to park his over here, and will do it for a price, but the loader is bigger than we need.

Steve suggests that we also need to plan to put in a barrier to keep people from driving in and getting stuck in the drifts. He would like to be able to put something across the road. There was some discussion on this, but no decision.

There was further discussion on mowing our ditch along Georgia Pass Lookout, as well as the lot 167 so we can build snow break. Mike will contact the owner of lot 167 to see if we can get permission to mow as needed.

Other facilities: Pond Shelter - Steve will have a quote by the next meeting in Oct. We would like to put this in the budget in January if it looks like we can do it.

New Business

Audit of the MHHOA Accounts - need an independent auditor; has been about 5 years; let's budget for next year, get a cost estimate by next meeting; shoot for doing it in May 2019

Pond Stocking and Fishing Rules - over 16 wait until Labor Day to keep any. Limit 2 for under 16 before Labor Day. The rules are posted on the sign at the pond but perhaps we need this on the website?

Somebody cut the wire at the pond that is across the road to keep people from driving around. We need a post in the road that looks like it can't be moved. Richard, Rob and Mike will address this today

Parking on the subdivision roads - Board members and others are concerned about people parking and camping in trailers that are parked on the road. This has happened for at least one weekend in summer of 2017 and 2018. The location is Lot ??? Steve

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has called the owner, and he was not real happy about the complaint. We have been advised to bring our parking rules into compliance with CO law. A motion was made by Mike, seconded by Steve, and approved to reach out to the lawyer about the parking law.

Covenants and By Laws - The parking issue sparked a discussion on the language in the CCRs. The general feeling is that we need to work on the covenants and by laws to bring them up to date and make them less open to interpretation. This is a project that has been on-going, and we do have a list of recommendations for changes that was done by the lawyers.

Note: the By-Laws are currently up to the specifications of the lawyer, but the covenants have never been revised since they were established in 1980.

Operation of 4-wheelers and similar vehicles by unlicensed/underage drivers on MHHOA roads - there have been no formal complaints but it has been noticed by members. question for the attorney on liability for accidents/injuries, Jenna will make this inquiry. Can we post a sign to relieve our liability? This should probably be a by-law change as well.

Dust and noise can come under the existing nuisance rule.

Additions to the Agenda from Members Present

Notification of the meetings - do we need to print postcards and send for every board meeting? No, only for the annual meeting: no sooner than 50 days. We just need to make sure that we get the timing of the annual meeting and dues notice out within the stated timeframe.

Adjourned 10:36 am