

# On the Hill

MHOA Board Newsletter

June 2019

Jefferson, Colorado

Summer is upon us at last! The aspens are fully leafed-out, wildflowers are blooming all over, new calves have been born and are frolicking in their pastures, and road construction projects have begun. The grass on the range is green and lush as we've had regular rain showers and cooler temperatures in the South Park. After suffering through cold-snaps, "thunder snow", small hail, and very cold winds for most of June, we are now enjoying some wonderful weather.

## Annual Meeting

Our Annual meeting was held on June 1 and was very well attended. Thanks to all who made time to be there. We had over 50 people on hand, representing 85 properties.

## Board of Directors for 2019-2020

As of our Annual Meeting on June 1, your new MHOA Board is as follows:

**President - Mike Lemasters**

**VP and ACC Chair - Angie Gerken**

**Treasurer - Frank Marinaro**

**Secretary - Paula Morgan**

**At-Large - Bobby Ryszkowski**

**Temporary Board Member - Steve Johnson**

Per approval at the Annual Meeting, Steve Johnson is remaining on the board through Aug 1 in order to help with the transition of Treasurer duties to Frank Marinaro.

## New MHOA Bookkeeper

The Board would like to thank Judy Pecora for her service as MHOA Bookkeeper. Judy is planning to move to Buena Vista this summer. Monica Bell will become our new bookkeeper, working with Steve, Frank and Judy to get up to speed.

## New Committees

Four new committees/workgroups were established at the Annual Meeting.

**Fire Mitigation** - formed to address slash and deadfall issues on lots, burn pit policy and management, and to organize fire mitigation education for MHOA property owners. Contact: Bobby Ryszkowski or Richard Ratigan

**ACC Guidelines and Policy Revision** - formed to review our ACC guidelines and policies and recommend revisions as needed including but not limited to: updating approved materials lists, cleaning up ambiguous language, clarifying wording on forms, etc. Contact: Angie Gerken

**Covenants and By-Laws Review and Revision** - formed to go through our covenants and recommend revisions as needed including but not limited to: removing references to "developer" and other outdated wording, cleaning up ambiguous language, adding policy wording as recommended by our legal counsel. Contact: Mike Lemasters

**Dues Committee** - formed to review and analyze our budget and expenses to determine whether there should be an increase in our annual dues, and if so, how much it should be. Contact: Frank Marinaro

### **Burn Pit Update**

The burn pit remains closed until further notice. A ban on burning slash piles and burn pits has been imposed by Park County through the summer. The Board will be taking recommendations from the Fire Mitigation Committee as to future use and management of the burn pit.

### **MHOA Social Media Site Developments**

**Facebook Page** - A group has been established for MHOA on Facebook. To find this page, open Facebook, then click in the SEARCH bar and type in "Michigan Hill Homeowners Association Neighbors group". The site Administrators have posted the rules for usage of this page. Please read them carefully. This is a closed group. You will need to request to join the group to be able to view posts from the members and to create your own posts.

**NextDoor Neighbors** -We do not yet have a page on this platform. We are working with the Jefferson Heights NextDoor Neighbors administrator to separate out Michigan Hill HOA on the map boundaries so we can have a group there.

Questions regarding the social media sites may be directed to:

Richard Ratigan at [ratiganr@gmail.com](mailto:ratiganr@gmail.com) or 303-888-4121

Lori Lemasters at [princessmtg2001@yahoo.com](mailto:princessmtg2001@yahoo.com) or 303-903-5900

### **Road News**

You may recall that last summer a major effort was made to clean out culverts under our roads on the Hill. After a winter of plowing and the first summer grading of our roads, it is time to clean out culverts again. Bobby Ryszkowski, Board member At-Large, is requesting that each lot owner clean out the culverts along their own property. If you are willing to help do other culverts as well, please contact him. Bobby has been doing some of them and finds that it usually only takes a couple of shovels-full of gravel to clear the ends out.

Also, please note that there has been continued flooding on the road to the pond due to heavy run-off and clogged culverts. Bobby has been working on clearing those culverts with assistance from the 74 Ranch.