

Michigan Hill Owners Association  
Approved - Board of Directors Meeting Minutes  
Jefferson Community Church  
February 10, 2018

Board Members Present:

Les Choate, president, Lot 185

Larry McClymonds, vice president, Lots 206 and 207

Steve Johnson via phone conference call, treasurer, Lots 182, 183 and 184

Jennifer Starbuck, secretary, Lot 105

Richard Ratigan, at-large, Lot 3

MHOA Members present:

Terry and Judy O'Neill, Lot 246

Scott Cloburn, Lot 76

Dave Schroeder, Lot 1

Patrick Rhue Lots 250, 251 and 254

Tom Clinton, Lot 202

Call meeting order at 9:05 by Les Choate. It was determined quorum was present.

Review of the November 2017 meeting minutes, requires correction of the meeting date. Motion to approve with correction by Steve. Second by Larry. Approved unanimously.

Open Forum for MHOA Member comments (15-minute limit)

Terry: Plans for north entrance, will be discussed in atlarge snow plowing report.

Old business: Scott Colburn Lot 76, 1020 Georgia Pass Lookout

**Reports of Officers**

President: nothing to report.

Vice President:

ACC

Lot 212 - Michigan Hill Road - Dave Tucker - new shed - Approved

Lot 500 - Georgia Pass Lookout – Jim Call - new house - Approved

Lot 226 - guidance regarding addition to cabin, asking what requirements from acc.  
Larry sent links for how and county.

No other pending requests, everything has been approved within 30-day time period.

Atlarge:

Snow Plowing

North entrance. Is it worth keeping open, effort and time, does that justify costs?

Steve: we were keeping it open this year to see if it was worth the cost., effort. keep it open this year. The only issue is the 6-inch threshold to go out and plow. I've been getting complaints about over-plowing. Suggests the snow plow guys don't go out until board member call them. Plan is to alternate calling Patrick and Terry. County doesn't go out until 7 or 7:30. If they don't do the county roads, there's no reason to get off hill.

Les: As a board we have to decide what is the proper procedure. We've heard good commentary. We need to determine, instead of letting drivers decide. Someone needs to check roads after storm. In past, like Tom, we used to call out drivers. To me, it makes sense for Steve to call out the drivers. People will call board

Steve: After a storm, they need to go up and plow. After that if I see something, I can drive different ways when I come home. I can call one or two of the drivers to go out. Alternate? I like both drivers going out to look out for each other. Richard: What is the policy on drifting snow.

Larry: We're going to plow at 6 inches, less than that it's by call only.

Patrick. When I drive around in my own truck. I can see where bad spots are, I 'll call Steve and ask if i can hit it. Then rotate with Terry.

The board will call out plow drivers. If drivers see drifting or other issues call Steve.

Complaint: 6.5' plow blade on white truck is inadequate. Need to look at 7.5' or wider blade for replacement.

Les: We don't want to waste a lot of money on white truck. My take is 13.5 miles of roads; it still takes a large equipment to clear roads. We talked about front end loader, maybe a heavier(municipal) 4-wheel drive truck with large 10' blade would be more effective in keeping north end open. We've toyed with adding another vehicle. IF not, we need to replace the blade

Tom: I have a loader but historically we've always used trucks, 95 percent of the time it was done with trucks. Two trucks will keep those roads open.

Steve: **We have the grader**, so it shouldn't be a problem. Let us know if it needs to be widened. Grader has a wing on it. The issue of widening the road with the truck, I don't see this as an issue. **I widened the roads last year 5 times.**

Patrick Rhue our new snow plow driver addition is also a heavy equipment operator. Patrick will look in to finding a used 7.5-foot blade for the white truck and report back to the board.

### Internet Upgrade

Fiber put in on two drops, one Georgia Pass Lookout near Fremont Knoll and the other at Selkirk and Michigan Hill Road. The installation damaged our roads. We submitted a proposal for \$5600 that includes fixing damaged roads by regrading and adding gravel. The county holds permit, company can come back and do it, if they don't pay us \$5600 to do it.

The fiber boxes will connect to existing copper lines on the hill, hopeful be connected this spring.

### Burn Pit

Last year's burn permit expired because of weather and Jefferson-Como not being able to support the burn. Richard will reapply for 2018 burn permit. Fuel tanks will be moved further from the burn pit area.

Jefferson – Como fire has three paid firefighters, just lost one and required to have at least 7 firefighters. Once our large pile is burned, MHOA will be able to burn smaller ones (20 feet by 20 feet) with only notice/permit from Jefferson-Como Fire.

### Augmentation Pond

Valve repair is on hold until spring. \$14,000 is budgeted. Will drain pond, see what we have to work with. No fish this year because of work.

Treasurer:

Savings - \$47,046.28

Checking - \$5,817.45

Few outstanding bills (less \$1,000) and will file a lean for \$112 plus interested for couple of months.

Will be sending out annual dues statements, first of April.

### Proposed Budget

Steve present a draft budget for review with a \$3,500 deficit.

Review - Burn pit: \$500 isn't enough, raised to \$2,500 should we incur charges for burn pit and pond change to \$12,000.

Larry: last two years, showed deficit, but we had a positive. Similar in 2017

Additional income last year from each home sale that netted additional \$100 (required documentation paperwork fee).

Reviewed the reserve study which is primarily for replacement of key assets – pond valve, plow trucks and grader. Added current value of grader and plow trucks and applied to reserve.

Larry: Move to accept budget as proposed with changes, Steve seconded. Approved unanimously by board, final approval will be at annual membership meeting in June.

Secretary: nothing to report.

## **Old Business**

Scott Colburn, Lot 76 – violation of covenants and county regulations – building unapproved sheds.

Background: In 2015 Scott submitted an ACC request for gate and shed. Gate was approved but the shed was denied because Park County doesn't allow a shed unless you have 35 acres or residence. This fall, MHOA received a complaint regarding building activity and Park County also received the same complaint.

Scott acknowledged his mistake and is working with Dominic Pucharelli at Park County regarding proper permits. Has received a driveway permit and in the spring when the ground thaws, he will work with septic engineer. Once septic approved he plans to start the process of planning to build a residence. He is accelerating his building plans.

Board concern, what happens between now and spring or when you build your residence and you change mind and sell property?

Scott: If I sell the property without a residence, I will tear down the sheds.

Board: Want to make sure we're not stuck with issues if this goes south. Board proposes that progress be made and that regular progress checks completed. Will revisit in June and determine level of progress. If no progress, a fine can be imposed. End goal is to increase value of community.

Currently, MHOA is has imposed \$100 per month fine on another property owner, lot 217, that doesn't have a residence that started a shed without ACC approval in November 2016. MHOA worked with the owners for 8 months in good faith and received a commitment to remove. Starting in October 2017 the board imposed a \$100 per month fine.

Adjourn meeting:

Larry moved to adjourn and Les second