

Michigan Hill Owners Association
Board of Directors Meeting Minutes
March 1, 2008

Board meeting called to order by Board President Terry Hull at 10:08 AM. The meeting was held at the Jefferson Community Center.

Board members present are: Terry Hull, Terry O'Neill, Steve Johnson, Loretta Hubert and Larry McClymonds. Other members present: Traci and Andy Bailey, Tom Clinton, John Finley, Patricia Rose Perkins-Finley, Ken Baker, Susan Hargleroad, Dottie VonFelot, Kelly and Dan Kal, and Sheldon Burton. Janet Adamn and Brian Green of Jefferson Heights were present.

Meeting minutes from December 1, 2007 and January 12, 2008 were reviewed.

Terry O'Neill discussed that the Colorado Common Community and revised Title 7 Colorado statutes require that all board members be involved in all decisions. Terry's specific issue was regarding the road plowing contract. No action was taken or required.

Motion to accept both meeting minutes was motioned by Larry McClymonds and seconded by Steve Johnson and passed by unanimous voice vote.

Lori Hodges from the Park County Sheriff, Emergency Management Service spoke. On January 10th they activated the emergency management office, 1st time in twenty years and it was activated four more times through February 8th. Starting on February 8th they were receiving 40-60 calls per day that people were trapped in their homes and running out of food, medicine and propane. On February 11th the County met and declared the County a state of disaster to get help opening up the county roads. The county has 1,000 miles of county roads and 1,000 miles of private roads. This was the first time the county help open up private roads. During the next four days, the count spent over \$200K and received a total of \$1.1 million dollars of assistance from the state and opened up over 600 miles of roads and performed 60 rescue missions. The county noted that they heard great news about Michigan Hill taking care of their roads during these states of emergency. Lori handed out an emergency preparedness guide.

Treasure's Report:

Loretta Hubert reported: dues notices mailed February 29th and the additional cost of snow plowing this season. During the period of December through February the MHOA paid out an additional \$10,289 for snow removal.

ACC Report:

Terry O'Neill reported: they received an ACC request for lot 52. The request was for re-staining the house and re-painting the trim. In both cases the colors will be the same and that an ACC request was not required. Also part of the ACC request is a fenced area for dogs (30' X 40'). We are all trying to keep the hill rustic in nature but also recognize the need to keep our pets in control. The ACC is working with the property owner to find a mutual solution. Terry will reach out to the owner and continue to find resolution to a possible smaller dog run. Any fencing requires an ACC request.

Dottie Vonfelot gave an update regarding her legal issue resulting from confronting people removing trees from a lot and using an outlot for access which cause damage to the outlot, the formation of a two track which will need to be repair. Dottie approached three big guys and took their driver licenses, gave them an old business card which identified her as a police officer. She went to the Jefferson store and called the police. She was subsequently charged with impersonating a police officer and charged with a felony. Dottie would like the board to take action against the three for criminal mischief and criminal trespass. Susan Hargleroad suggested no criminal action be taken because they were working on lot to remove trees and used the outlot for convenience. The board discussed the current progress of dealing with the property owner and next steps to correct the damage.

Road Report:

Steve Johnson gave the current road report. There are four trouble spots that are receiving additional outside contract work, two on Michigan Hill Road and two on Selkirk. Ken Baker wanted to know when MHOA will purchase the proper equipment to maintain the roads. The board has been studying the possible purchase/lease of equipment to maintain the roads in the winter. Tom Clinton stated that the trees have encroached on the roads reducing the space that the snow can be plowed back to. Board asks the homeowners to keep the trees along their properties cut back ten (10) feet from the side of the road.

Terry O'Neill discussed the last special board meeting that addressed the heavy snow and high wind leading to major drifting and road closures. Terry wanted to go on the record regarding his efforts to address issues with the snow plowing contract, specifically the additional cost of snow plowing this year that the board has approved (Terry did not) and the failure of board to enforce the provision to make the contractor bring in additional equipment and pay for the additional cost.

The board recognized that this year was a bad snow year and that we did not want to put our contractor out of business or cause a thirty day termination notice by the contractor leaving MHOA without a snow plowing contractor. The board was making a reasonable effort to make the best of a bad situation. The board did recognize the efforts of Sheldon Burton to keep the roads open and also recognized Steve Johnson and Tom Clinton for their efforts as well.

Old Business:

Cell Tower - Brian Green from Jefferson Heights talked to MHOA regarding the proposed cell tower on Boreas Circle on a private landowner's lot, Jefferson Heights. Brian was representing himself and fifty (50) other Jefferson Heights homeowners.

The good news is that better cell service will be available. The negative impact of the cell tower is: the tower company is filing for a setback variance, from 500 feet to 128 feet, studies show that property values will be reduced and once the first tower is approved, typically multiple towers will be installed over time.

There is a March 11th county meeting to approve the variance. What you can do: go to the meeting at 511 Main St. Fairplay, write to Park County Planning Department, P.O. Box 1598, Fairplay, CO 80440 (refer to case #08SVP-03 & 08SET-03).

Consensus of the board and homeowners present is to back Jefferson Heights in opposing this cell tower. The board will send a response and have representation at the March 11th meeting.

MHOA had been pursuing a cell tower but with the current sentiment, the board will bring the cell tower issue back to the homeowners at the annual meeting to determine current consensus.

Carlton house and metal garage update. The initial purchase has fallen through. There is another offer pending by an interested party to finish the house and side the garage. MHOA will file a notice of judgment against the property to make sure that the original judgment to side the garage is completed.

By -Law changes have been recorded with the county and will be added to the annual homeowners meeting on June 7th.

New Business:

There are four (4) very aggressive dogs at 2350 Michigan Hill Road. These dogs have threatened several people and pets out walking in the area. Should you encounter these dogs and they are off the property and acting in a threatening manner, please call Park County animal control immediately.

Annual homeowners meeting will be held June 7th at the Jefferson Community Center, starting at 10 AM. The Park County Sheriff and Fire Chief will make a presentation to the homeowners.

Terry Hull proposed that the board hold a special meeting in April to develop the 2008-2009 MHOA budget.

Motion to end the meeting by Larry McClymonds and seconded by Steve Johnson. Motion carried on unanimous voice vote, meeting concluded at 12:03 PM.

Respectfully submitted,
Larry McClymonds
Secretary MHOA