

MHOA Board of directors meeting.

June 11, 2006

Members present:

Dennis Sherman, Bob White, Jerry Dean, Loretta Hubert, Larry McClymonds (ACC), Tom Clinton(ACC).

Homeowners present:

Kerry Smith, Marilyn Dean, Jerri Clinton, Pat Finley, Jack Finley, Emily Sherman.

Meeting called to order 10:45am at Dennis Sherman's home.

Agenda discussed: Annual meeting.

Road contract

Executive meeting for contract.

Roads, culverts, pond, weeds, burn pit, signs.

Terry Hull opposed an executive session stating that homeowners had a right to be at all board meetings. Numerous homeowners present agreed with Terry. The board allowed the homeowners to stay but they were not allowed to be involved in the discussion of the road contract.

Terry Hull motioned to approve minutes of meeting April 25 2006. Second and approved.

Treasures Report: Loretta gave report of outstanding dues owed, reviewed liens, and reported recovering \$6000.00 in back dues and payments for \$3000 were recovered on lot 97.

The lien on lot 271 will be updated because they are 2 years behind on dues.

The homeowners CD will mature in March and at that point we will put it in a higher interest bearing account.

Foreclosure procedures were discussed, and it was agreed upon that in the future there needs to be some time frame set for filing.

Dennis motioned to approve treasures report, second and approved.

Old Business: Bob White reported the fish, which cost \$600, have been placed in the pond.

Homeowner Jerri Clinton would like to see fishing rules changed and it was agreed this will be put on agenda for the annual meeting.

The pond appears overfilled and Terry agreed to check on it.

Bob will post a picture of the grass carp.

Bob will contact someone to spray for weeds.

Homeowners cleaning out their culverts put on Annual agenda.

Terry will try to contact a homeowner concerning putting a snow fence on their property to help with plowing.

Terry motioned to approve report from Bob, second and approved.

ACC- Larry presented approval on 3 requests to build. One was conditionally approved.

The conditional approval was based on an owner that wanted to have a tile roof. The board had a discussion about tile roof. The Board agreed a tile roof was OK, but may not be suited for this climate. The roof may result in problems for the homeowner. The owner shall accept all responsibility for the performance of the roofing material.

There was a trash issue with lot 89 but the homeowner has taken care of it. Finally, there was discussion on unfinished houses and lots with steel fence posts. Terry will check with the county on these issues.

Dennis and Bob have been picking up mail in Terry's absence during the winter months. Jerry motioned to approve ACC report, second and approved.

New Business: The annual meeting is set for Aug 19, 2006 at 10:00 AM at the Jefferson community hall. A potluck lunch will follow.

Agenda for the meeting:

1. Expiration of three board member positions.
2. Web site
3. Liens
4. Dues increase
5. Road contract
6. Guest speaker
7. Culverts
8. Burn Pit
9. Dogs
10. Pond drain system

Homeowner's questions:

Pat, Jerri, Kerry & Jack discussed their concern for volunteers helping in board matters who are not liable for their actions. Also could we find an attorney for the mhoa? Board agreed to limit this practice and to look into other attorneys for cost comparison.

Road contract: Bob reviewed his findings and went over the changes. There was discussion on once a year grading for all roads, culverts and snow amounts before plowing. The roads should be plowed the width of the road which would allow for emergency vehicles. The board agreed to change the old contract wording to include MHOA culverts, 6" snow depth, and the rest of Bob's scope of work, and not to utilize the re-write of the old contract. Bob will re-write the old contract and put bid in newspaper. The bid will close July 17th with the selection at the next board meeting.

Dennis motioned to adjourn meeting and thanked homeowners who attended the meeting for their input and ideas.

Meeting adjourned at 12:50 am.