

Michigan Hill Owners Association -Board of Directors - Minutes 5 July 2008

The meeting was held at the home of Steve and Diane Johnson.

Steve Johnson started the meeting.

Those present were Dennis Sherman, Bob White, Steve Gregory and Loretta Hubert representing Board of directors.

Traci Bailey, Diane Johnson and Sue Ebner representing the Architectural Control Committee (ACC), Lorie Chambers was unable to attend.
Andy Bailey attended as a member of the community.

Dennis Sherman volunteered to be President, was approved by acclimation and called the meeting to order.

Bob White volunteered to serve as the Vice president. He also accepted the post of the board member on the ACC, approved by acclimation.

Loretta Hubert will continue as Treasurer and was approved by acclimation.

Steve Johnson will continue as "Member at large" and was approved by all.

Steve Gregory volunteered to be the Secretary and was approved.

The minutes of the June 7th membership meeting were read, discussed and approved.

The next order of business concerned the Hill cleanup and the right of way tree removal. We will ask Sheldon to point out and mark areas of concern with snow accumulation. In order to encourage the Hill membership to volunteer to help, a note will be included in the next newsletter with the date of August 23rd, for the work, requesting those who wish contribute their labors to attend. Areas for consideration for Snow berms are Georgia Pass Ranch - contact Tony Sanborn. The 40 acres across from the north dump station - contact Tony also. Lots 3, 4, and 5 and 173, 174, 175 and 96,97,98 and 99.

The community Yard/Garage Sale was scheduled for August 2nd. , and will include those from Jefferson Heights who wish participate. We need to spread the word so they can contact Diane Johnson with their addresses. Food from the last meeting will be prepared at the Johnson's and sold for funds to help with the costs associated with the Hill Cleanup, (gas, trash bags) and (Buns, pop and other related expenses for the garage sale food.) Tom Clinton will provide a place for the distribution of the addresses where items will be available for sale at his property on US HWY 285 and County Road 35.

The pond is now stocked, and Dennis will inspect the weir for obstructions and proper flow. A reminder will be included in the next newsletter concerning the rules, distribution and usage of owners fishing permits.

The spraying of the right of way for weeds is being addressed to achieve the best results as soon as possible. Steve Johnson is arranging this.

The number of lots for sale in the area was a matter of concern. The harsh weather this last winter may be a big factor in some of the residents' decision to sell. We need some feed back from our members.

The date for the next Annual meeting was moved back 1 week (June 13, 2009) to allow more part time residents to attend. The 2008 date may have been a little too early for full representation. Approval was unanimous.

The Cell Tower issue was again addressed. Loretta found some interesting illustrations of more attractive towers. Bob mentioned the county's reluctance to approve new installations. Steve G. related that the situation with the emergency this winter encouraged the commissioners and tower providers to rethink the availability of cell service in the area. Some new towers have been approved. New technology and coverage options may improve the feasibility of better coverage of the Hill and not just 285. Further discussion may be warranted to achieve a consensus among all the residents of the entire area.

Loretta presented a Treasurer's Report that all current bills are paid with the up to date expenditures for plowing snow, grading the roads and gravel. She reported that 20 members were still in arrears for the 2008 dues. 2nd Notices will be sent as of July 1 to inform them of the lien placement. Discussion of the situation led to a suggestion to call the owners and offer a payment schedule for a period of time to lessen the burden of liens or foreclosure for some of the older, larger accounts. Dennis and Loretta will handle this task.

The suggestion was made by Sue to update our bookkeeping to QuickBooks after the audit. The purchase and data transfer was discussed and approved by all present. It was suggested we present the ledger on the web site for general information to all the members. Approved.

Board meetings were tentatively set for Sept. 13, 2008, Dec. 6, 2008, and Mar. 7, 2009 if no conflicts come up.

Architectural Control Committee:

The committee agreed to have 3 members give consent for any approval needed for member's requests. This should eliminate any conflict that may present itself in the future. This may involve more time in evaluating requests but will give members a clear understanding of the rules and the process.

Specific requests discussed.

Lot # 104 Lori Chambers 6/24/08 request for a shelter for a windbreak and cover from rain.

County permit not required. Size and function as stated.

Permanent framework.

No Foundation.

Large groups present.

Complaints - Noise, Conduct, hours and sanitation concerns.

Tarps and covers: some not compliant.

Need stipulations about conduct, timely cover removal, wood storage - fire (permit) and lanterns.

We need a letter or call to lot # 105 concerning issues presented.

Lot # 264 Terry Hull's Fence - compliant

Lot # 202 Tom Clinton - accumulated discards in the right of way - we need to contact him.

Lot # 214 - Fence - Contacted in the past: ownership in question, Chavez/Morris.
Re contact after file review by Traci and Steve.

Lot # 251 - Soued, need to update info on pile in middle of lot.

Lot # 216 - Hermann: Trailer on lot, Building Permit, Current for owner? Owner was asked to remove before. Septic treatment or vault?

Lot # 77 - Mike Silcott -Trailers and metal sheds - tags out of date - ACC approval?

Motion was made by Steve Johnson and seconded by Dennis to adjourn, approved by all.

Steve Gregory
Secretary - MHOA