

MINUTES OF THE MICHIGAN HILL OWNERS' ASSOCIATION
2006 ANNUAL HOMEOWNERS' MEETING
AUGUST 19, 2006

The annual meeting of the Michigan Hill Owners Association was called to order by Board member and President Dennis Sherman at 10:24 am. Additional Board members present were Jerry Dean, Terry Hull, Loretta Hubert and Bob White. Pursuant to the bylaw Section 7c a quorum was present.

1. Introduction of the Board. Dennis introduced the Board members present along with the ACC members present.

2. Guest Speaker. The agenda called for a presentation from the Como-Jefferson Fire District, Daniel Hull was the speaker. Dennis discussed the clearing of trees around homes and the importance of fire protection by doing the clearing. He recommended clearing trees 50 feet from structures. Dennis discussed fire bans in the district and the importance of adhering to the bans. Dennis discussed the burn pit we have on county 35 and how they would work with us to burn it when conditions permitted. Dennis also advised the group that they had purchased the Indian Mountain burn pit and that he recommended using that pit for trees and burnable building products because it was easier to burn there. Dennis was asked and advised that at this time the fire district was not going to close our burn pit.

3. Approval of Minutes of 2005 Annual Owners Meeting. After review and discussion by the membership, the Minutes of the 2005 Annual Owners' Meeting were approved unanimously.

4. Treasure's Report and 2006 Budget Review. Loretta presented the Treasure's report to the membership and reviewed the 2006 Budget. Loretta reported that the current balance of funds on hand, including CD'S, was \$38, 917.98. Loretta reported that \$7,190.00 was collected from back dues. A motion was made and approved unanimously to approve the treasures report. The Budget for 2006 was also approved.

5. ACC Report. Acc Chairman Larry McClymonds introduced the other members, Tom Clinton and Susan Miller. Larry reported that they had received 9 request's for the year and had approved 8 and awaiting requested info back on one. Larry reported that everyone had done a good job working together all year getting all request's answered in a timely manner.

6. Old Business.

A. Gravel. Terry explained that another company had approached the Board with a proposal to dig gravel on our 35 acres. Terry advised that the Board turned the request down due to the affects it would have on our property.

- B. Trees. Bob advised he had sold \$30 worth of trees. Bob advises lot owners if they want trees out of the ditches to take them. Please cover any holes made from digging out the trees.
 - C. Pond. Bob reviewed the fishing rules. Bob discussed the grass carp that were put into the pond to help control moss. Bob advised everyone to please return the carp back to the water if they caught one. Bob advised we had fish winter over and that there had been some good sized fish caught.
 - D. Signs. Bob advised that signs had been replaced where needed.
 - E. Weed Control. Bob advised that the weeds would be sprayed this fall.
 - F. ATV's. Bob explained that Atv's were allowed on our private roads but that if you ride on the county roads, you would be breaking the law and could be ticketed.
 - G. Pond Road. The pond road needed repair and Terry had contacted the land owner and came to agreement for cost sharing the repairs. After coordinating with everyone Dennis advised Terry that it was Bob's Scope of Work so Terry turned it over to Bob. The land owner has done some work on the road and the Association can expect a bill for repairs from the land owner, after we agreed to cost share.
7. New Business.
- A. Web site. Larry explained that his company is doing the web site and any suggestions would be accepted. He reminds everyone that most all association info is on the web site.
 - B. Culverts: Jerry discussed the culverts advising everyone that they need to get their culverts cleaned out before winter. Tom Clinton explained that the dirt needs to be remove down about 18" so that the culverts would work as they should.
 - C. Dead Wood. Dennis advised Members not to stack dead wood along roadways because it is a fire hazard.
 - D. Burn Pit: Jerry explained use of burn pit and advised Members to follow signs put up to help the fire department in the burning of the pile. If you need the lock code contact a Board Member. Terry advised that some homeowners had taken the gates off the hinges and they had to be replaced.
 - E. Pet's. Terry reviewed the laws on pets and explained that if your dogs are running loose and chasing animals they could be destroyed. If you have a problem with someone's dogs call the Sheriff.
 - F. Pond Drain System. Dennis and Terry explained a pond system they were exploring with the water department to help the pond.
 - G. Flood Plains> Bob advised that there were flood plains on some lots and that the county has the most updated records on them. When you apply to build the county will look at the flood plains and make sure you are not building on them.
 - H. Road Contract. Bob explained that the contract expired in Nov 2005 and that a bid was put out in July. They had received 2 bids on the road grading and nothing on the snow removal.

- I. Dues Increase. Loretta advised no raise in dues was foreseen.
- J. Legal Assistance Terry made a motion for a legal committee to be formed if we had any volunteer's because homeowners were upset with the help of some homeowners who were attorney's and not responsible for their work for the board. The motion was unanimously approved.
- K. Elections. There are 3 Board and 1 ACC position and the Legal Committee positions up for nominations. Board nominations: Loretta Hubert, Dennis Sherman, Jamin Ramirez, Jack Finley, Larry McClymonds, and Steve Johnson. ACC nominations were Tom Clinton and Belinda Crawford. No nominations for Legal Committee.

Voting: Members present or Proxies by other lot owners	64
Board received Proxy's	13
Members represented by Board (not present or Proxies sent in)	<u>197</u>
	274

Board Voting: Loretta	57
Larry	47
Jack	28
Dennis	27
Jamin	21
Steve	23
ACC- Belinda	41
Tom	37

The Board divided its 13 Proxies votes by giving all nominees 2 except Loretta 3.

Loretta, Larry and Jack will serve the next two years on the Board and Belinda and Tom will fill the two positions on the ACC.

- L. Board members spending money. The issue was brought up about spending money by a Board member without a quorum from the other Board members. There must be a quorum of board members (3 of 5) before money can be spent. Dennis said he had discussed with Loretta and Bob prior to spending \$1300 for snow removal.
- M. Cell Tower. Larry said he would pursue a cell tower on one of our out lots for cell service for the members. Terry reviewed that the Board had denied a home owner in previous years to put a tower up.
- N. New Road. Ken Baker requested the Board look into a new road from the north.
- O. Work Days. All Board members requested everyone to try and make any work days they come up with on the mountain. We had a work day to begin taking trees out of the ditches so the snow has a place to be plowed to, and we did not have a big response. So please volunteer when these work days come up.

Dennis Sherman adjourned the meeting at 1:30pm