

## Michigan Hill Owners Association 2011 Fall Newsletter/Update

It's been a very busy nearly five months since the Association Annual Meeting in early June. Four of the five Board members were new to the positions, so there was a lot of learning about the work we had volunteered to undertake. Also, for various reasons, we've had to fill one Board position and all three member positions on the Architecture Control Committee since then. Fortunately, we have been able to have quite qualified and capable new people fill those positions. As of now, the Board of Directors and ACC members are:

### Board of Directors

President – Fred Depenbrock  
Vice President – Sallie Baker  
Secretary – Carol Smusz  
Treasurer – Patrick Strong  
At-large – Jerry Clinton

### Architecture Control Committee

Jerry Dean – Spokesperson/main contact  
Dave Hazlett  
Ed Ohrt

One of the most important issues facing the Association at present is the requirement that it be in compliance with the Colorado Common Interest Ownership Act (CCIOA). This law was passed in 2006 and became fully effective with the Association Jan. 1<sup>st</sup> of 2011. The Act will require the Association to change many of its founding documents, bylaws, rules and regulations, and activities in order to comply. This is turning out to be a significant undertaking. But, it also gives us an opportunity to make changes to some of our documents that are thirty or more years old and instituted under much different situations on Michigan Hill.

To address this process, being overseen by Vice President Sallie Baker, a “Regulations Committee” has been formed and is actively working to fit our existing documents within the CCIOA requirements as well as drafting new forms of the documents that put the Association on a present-day footing. Member Mark Matulik is chairing that committee, with the other members being Dave Hazlett, Jerry Dean, Carol Smusz, and Diana Johnson. We have already had a group of motions brought by the Committee for action by the Board at its meeting in late August. These were approved with one exception. All are posted on the MHOA website as part of the August 28<sup>th</sup> minutes.

It is important for all members of the Association to note that it will likely be necessary for us to adopt new Covenants. This requires approval by 2/3 of the membership, whether voting in person or by proxy. Thus, there will be a significant effort to gather as much of the membership as possible for next June's meeting. Please plan on being involved, however you may participate or view the motions that will be put before you then. The Regulations Committee and the Board will continue to work on this process and will keep you up to date on what is happening.

Another important issue is, as it always has been, the roads on the Hill. With the acquisition of the road grader, the Association has assumed responsibility for the roads in all respects. In order to set a firm base (excuse the pun) for keeping the roads in good condition within the framework of financial constraints, Jerry Clinton, the At-large member responsible for roads, has set up a committee of experts to advise her on how best to proceed. This committee consists of three persons with extensive, hands-on, heavy equipment and road maintenance experience. They are working up a set of criteria for road conditions (slope, drainage, depth of base, etc.). These criteria will then provide a basis for contracting the services such as road grading and snow plowing, whether using our own grader or someone else's equipment. Since road care and snow plowing is the majority of the budget of the Association, it is important to get this aspect of our life here well understood and properly managed. So far, this committee is providing excellent help and guidance.

As part of the building of a status database and set of historical records, (required under CCIOA) we have updated the ownership data. This is required also for use in our water management and augmentation process. One interesting outcome of this update is that the assessed property value of all properties within the Association is slightly over \$40 million. The Association owns property assessed by Park County at approximately \$640,000. Most of this is in the "outlots" contained within the footprint of MHOA, besides the augmentation pond and plot used for the burn pit.

One of the tasks the Board will be undertaking in the next year or so is to build the required historical record. This will include all Association and Board minutes, copies of correspondence, documents related to legal actions initiated or against the Association, and payments for services. We are working on a way to be able to do this both by paper and electronically. Also, we are looking for a secure place to keep these records, since the shed by the pump has proven inadequate for CCIOA compliance. Needless to say, any suggestions to Board members would be much appreciated.

Patrick Strong, our Treasurer, reported at a recent Board meeting that we have a reasonably comfortable balance in our various financial resources. The Board has asked for a review of the accounts of the Association, which is in progress, with interim reports showing good account maintenance and bills paid. Budget development for 2012 is under way and should be concluded at the Dec. 10<sup>th</sup> MHOA Board meeting. Note, the Board meeting will be at 10:00 a.m. on December 10<sup>th</sup> at the Jefferson Community Center.

On October 2 the annual augmentation pond water release was reported to the Colorado Division of Water Resources (DWR). Fred Depenbrock and Mark Matulik released two acre feet of water from the pond, as requested by the District 23 Water Commissioner, Garver Brown. Full documentation of how the water augmentation process should be carried out is now in place in the Association records. There are a few loose ends to be followed up in 2012 on wells that exist but for which the DWR has no well permit. Also, there are several wells on the Hill on lots with no residence, which was clarified with the DWR in this last report cycle.

In this past year there has been only one new residence building permit issued by Park County for Michigan Hill, a sign of the present housing construction situation nationwide. We presently have 142 residences on the Hill, and one in progress.

Thanks to everyone who volunteered for our Work Day in July and to Steve and Diana Johnson for hosting the delicious potluck luncheon at their home. Attendance at MHOA Board meetings has been greatly appreciated, as well. We'll continue to post notice of meetings in advance since your input is important to us.

This summer and fall on Michigan Hill has been spectacular, with a gorgeous fall, sightings of huge herds of elk, deer, and antelope. We hope you all have a great holiday season, as we approach the New Year!

With warmest regards,

MHOA Board : Fred Depenbrock, Sallie Baker, Carol Smusz, Patrick Strong, and Jerry Clinton