



**Board Meeting schedule:** The next meeting of the Board will be held **March 1, 2008, 10:00AM at the Jefferson Community Center and open to all Homeowners who would like to attend.** The Quarterly Board meeting dates are March 1, 2008, June 7, 2008 and September 13, 2008. The 2008 Annual Association Board meeting will take place at the June 7, 2008 meeting.

### ***What is your Board working on?***

This winter Mother Nature has been frankly brutal to our side of the Hill with snow, wind and blowing snow! The North entrance was closed on January 13, 2008 after many attempts by our road crews, community members and County personnel to try and keep it open. It will now remain closed until further notice. A letter was put out by the Board to County personnel and area First Responders that this has occurred.

The focus of both our road crew and County crews has now turned to the South entrance. It has truthfully been a bear to keep this entrance open on a daily basis with the large amounts of snow and drifting snow at times of 6 to 10 feet! The County has turned their focus to this South entrance with a supply of additional heavy equipment and many man hours. They have not only worked to keep South County road 35 open but have been of great assistance to us in keeping the Michigan Hill and Jefferson Heights entrances open as well.

**Park County has declared a state of Emergency.** As of the February 15, 2008 publication of the Flume (local paper of Park County) they have requested and received additional assistance from across the state of Colorado, this being in the form of personnel and additional heavy equipment. CDOT stated in a press release “ We are bringing in employees and equipment from across the state,... we will continue to work with park County to ensure residents are safe and that our transportation system returns to normal” They are not only trying to assist on the state highway, but assisting in the Counties local efforts. Thus far, CDOT has sent approximately 20 employees and 20 pieces of equipment to Park County to assist with all aspects within the County; some assistance has come from as far away as the Western Slope, Limon and Burlington on the Eastern Plains.

**During this state of Emergency Park County has set up a Helpline, this can be reached at 719/ 836-4160 if you are in need of assistance.**

***Important Numbers:*** Please take note and post in a convenient place. Important numbers to assist Homeowners in the event of emergency or for general questions:

<b>FIRE/ MEDICAL EMERGENCY:</b>	<b>911</b>
<b>Park County Sheriff: Non Emergency</b>	<b>719.836.4122</b>
<b>Park County Animal Control:</b>	<b>719.836.4331</b>
<b>Colorado Road Conditions:</b>	<b>877.315.7623</b>
<b>Non Emergency Fire:</b>	<b>719.836.2605</b>
<b>Fire Station # 5:</b>	<b>719.836.3244</b>

Remember: Your Board of Directors has been voted in by you, the homeowner, to uphold the Convenience and By-laws of the Homeowners Association, they are in no way able to **Lawfully** enforce inappropriate or unlawful behavior other than by Civilian means. It is the right and duty of **every homeowner** to report unlawful improprieties to our local law enforcement authorities – A list of important numbers can be found above. Please remember that if you have any questions or concerns you may contact any one of your Board members via email or by telephone.

## ***Meeting Minutes:***

All meeting minutes may be found on the MHOA website at [www.MHHOA.com](http://www.MHHOA.com)

- December 1, 2007 Board of Directors meeting minutes are also enclosed.
- Special meeting of the Board of Directors minutes are below.

Michigan Hill Owners Association  
Board of Directors Meeting Minutes  
January 12, 2008

Special board meeting called to order by Board President Terry Hull at 10:05 AM at Steve Johnson's house.

Board members present are: Terry Hull, Terry O'Neill, Steve Johnson, Loretta Hubert and Larry McClymonds. Note: Loretta and Larry were present via telephone.

The Board of Directors expresses their deepest sympathy to Loretta, her husband Gene passed away a few days earlier.

### **Special Meeting Due to Heavy Snow Fall and Blowing Causing North Entrance Issues**

The large amount of snow and subsequent blowing and drifting has created several closures of the north entrance. The board had approved approximately \$4K in additional funds to bring in additional equipment to open up the north entrance a couple of times. Several people were contracted with to open up the north entrance including Terry Hull. Several MHOA members questioned the Board's use of Terry Hull as a conflict of interest. The Board's decision was based on many factors including availability and cost. No conflict of interest has occurred.

The Board began discussions regarding the closure of the north entrance due to the heavy snow falls and the additional funds which will be required to keep it open. Areas of concern which were addressed by the Board were: emergency vehicle access, trash pickup, propane delivery and general access to the hill. Terry Hull talked to the fire department and the ambulance service. They all typically use the southwest entrance to the hill. The county noted that if we closed our north entrance that it would save the county over \$100K. The trash and propane companies have no issue with the north entrance being closed.

The Board discussed the current pricing of local snow removal equipment available; most operators are charging \$100-\$150 per hour for their equipment with operator. Every time we have to bring additional equipment to open up the north entrance it cost MHOA \$2K-\$3K. It was also noted that during the Annual Owners Meeting in August there was general consensus that closing the north entrance during winter was an acceptable option.

The Board also discussed the snow plowing contract and the performance of Sheldon Burton. Other than the issue with the north entrance, the general opinion was that Sheldon was doing a good job. It was also noted that this year's snow fall was more than typical. The Board will continue to look at additional options including the purchase/lease of additional equipment and a possible new winter only entrance road.

Steve Johnson motioned that we close the north entrance for the winter and notify all owners in the annual dues notice. Terry Hull seconds, followed by a brief discussion and then passes by a unanimously Board vote.

The intersection of Michigan Hill Road and Georgia Pass will not be maintained or plowed during the closure of the north entrance. Georgia Pass will be plowed just north of the Coles driveway, lot 165. Michigan Hill Road will be plowed just passed the last cabin on the right, lot 168, as you drive to the northwest.

Motion to end the meeting by Steve Johnson and seconded by Terry O'Neill. Motion carried on unanimous voice vote, meeting concluded at 11:10 AM.  
Respectfully submitted,  
Larry McClymonds  
Secretary MHOA

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## ***Our newsletter:***

In an effort to keep all MHOA homeowners up the speed with the happenings on the Hill we have started printing a quarterly newsletter. This is an effective communication tool, yet a large expense to our Association. We would like to put a distribution list together for those of you that would like to receive this newsletter via email. This would cut printing and postage costs for the Association (last printing was at a cost of approximately \$250.00 to the Association). It is felt that those dollars may be used more wisely.

If you would like to receive the MHOA Newsletter via email please send a request to the MHOA website at [www.MHHOA.com](http://www.MHHOA.com) or you may email me directly at [scatpuder@aol.com](mailto:scatpuder@aol.com) to be put on the MHOA distribution list.

As always any mailing address, telephone or email changes should be addressed the MHOA website. Thanks!

## ***Owner's Annual Dues:***

The Annual Dues Assessment Invoices will be out shortly to you. In accordance with the vote at the Annual meeting in August, 2007 the Board authorized the appropriate changes to the Association by-laws to indicate an increase in dues effective January 1, 2008 to the amount of \$175.00 annually.

**Architectural Control Committee (ACC):** Homeowners by existing bylaws are required to submit for ACC approval an "Architectural Submittal Form" which can be found and printed off the MHOA website at [www.mhhoa.com](http://www.mhhoa.com) or you may get a form by contacting any one of your ACC or Board members. A copy of the By-laws and Covenants may be found on the website also. **Prior** to any construction or painting changes, this form, along with a drawing of the proposed structure location with respect to property lines should be submitted to an ACC member for ACC review and approval. A Reminder, the purpose of the ACC is to enforce the Covenants and Bi-laws of Michigan Hill.

Fines and specific violation costs were the topic of the Board of Directors at the December 1, 2007 meeting, and became effective January 1, 2008. Failure to submit and ACC request form to the ACC and receive approval for any construction on Michigan Hill will result in penalty to the property owner, per occurrence, in the amount of five thousand dollars (\$5,000.00). Make sure you get ACC approval and of course you're County building permit!

### **Your MHOA Board Members:**

- **Terry Hull** – President, 2 yr: [tlhull@aol.com](mailto:tlhull@aol.com), (719)836-9603
- **Terry O'Neill** - Vice President and ACC, 2yr: [tp1819@localnet.com](mailto:tp1819@localnet.com), (719)836-3377
- **Loretta Hubert** – Treasurer, 1yr: [hubertll@netzero.com](mailto:hubertll@netzero.com), (303) 979-2073
- **Larry McClymonds** – Secretary, 1yr: [larry.mcclymonds@candogo.com](mailto:larry.mcclymonds@candogo.com), (303)885-3142
- **Steve Johnson** - At Large, 2yr - Roads, pond, Burn Pit: [craftercrittersinc@hotmail.com](mailto:craftercrittersinc@hotmail.com), (719)836-6192

### **Architectural Control Committee (ACC)**

- **MHOA-ACC ATTN: Terry O'Neill PO Box 123, Jefferson, CO 80456**
- **Traci Bailey**, 3yr: [scatpuder@aol.com](mailto:scatpuder@aol.com), (720)935-6338, (303)688-3053
- **Tom Clinton**, 3yr: [tomjerryclinton@aol.com](mailto:tomjerryclinton@aol.com), (719)836-2948
- **Blenda Crawford**, 1yr: [bgcrawford@msn.com](mailto:bgcrawford@msn.com), (303)798-3830 /(719) 863-7100 cabin wknds)
- **Terry O'Neill**, 3yr: [tp1819@localnet.com](mailto:tp1819@localnet.com), (719)836-3377

**Michigan Hill Home Owners Association: PO Box 123, Jefferson, CO 80456**

Please note:

In the Fall 2007 newsletter it was printed that the Board Members held 3yr terms, this was incorrect and has been corrected to 2 yr terms.

**Lot Compliance:** There are certain Lots that either do not understand or know the by-laws and Covenants on Michigan hill. (A copy of these can be found on our website at [www.MHHOA.COM](http://www.MHHOA.COM)). The Board is in the process of addressing the following issues. All Homeowners are encouraged to read and be aware of the covenants and their rights as a homeowner with respect to Michigan Hill. Each property owner is responsible for reading, understanding and abiding by the MHOA Covenants and by-laws.

**Out Lots:** These are designed for the use of Michigan Hill wildlife to migrate as well as the natural pleasure of all homeowners. The out lots cannot be used under the by-laws and convenient by motorized vehicles under any circumstance. The Board does everything possible to uphold and maintain these out lots, as a Homeowner it is the responsibility of each of us to report unlawful activity to the local law enforcement authorities.

**Expired Tags:** Board members will be looking at each lot for expired vehicle/trailer tags, etc. you will then be receiving a letter from the Board to either update or remove said vehicles/trailers. Vehicles/trailers with expired tags are a violation of MHOA by-laws and Covenants.

**Campers/Trailers:** In compliance with the by-laws and Covenants on Michigan hill. (A copy of these can be found on our website at [www.MHHOA.COM](http://www.MHHOA.COM)), campers and trailers may be brought to enjoy on “raw” land on a by use basis. However, campers cannot be left unoccupied/stored for an indeterminable amount of time. The Board is looking at this and requesting every Homeowner to come into compliance with this ordinance. If you have an active building permit from the county, campers/trailers are permitted throughout your construction period. Owners must supply the ACC or a Board Member with a copy of your current building permit each year for your files. If you have an existing Home on your property you are allowed to park and/or store a currently tagged camper/trailer on your property.

**Pets:** There have been instances on the Hill in which these examples have been an issue and still are. Dogs must be kept under the control of their owners at all times in compliance with Park County leash laws. Pets should be not left unattended, except leashed or in kennels and within the parameters of your lot. Pets should not be a threat to wildlife, neighbors or neighbors pet(s) and your dog may not roam freely, without owner supervision. This also applies to contractors doing business on your property. If you have concerns contact your Board members, Park County Sheriff department OR Park county Animal control 719.836.4331 or assistance.

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**Open Forum:** Do you have a question, comment, Michigan Hill concern or idea to make your MHOA newsletter a better read, a specific item you would like addressed, announcement; the newsletter would welcome your input. These can be either sent to us by Email at [www.mhhoa.com](http://www.mhhoa.com) generally or to any one of your Board or ACC at their personal email address. These will be reviewed by the Board prior to submission.

And may we all say a BIG THANK YOU to everyone out there working SO hard to keep  
our Hill and our Homeowners safe!!

LET'S ALL PRAY FOR AN EARLY SPRING!!!!!!

Respectfully Submitted,  
Traci Bailey  
Architectural Control Committee

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Michigan Hill Homeowners Association  
P O Box 123  
Jefferson, Colorado 80456 USA