

Michigan Hill Owners Association 2012 Winter Newsletter

It is a joy to be part of the Michigan Hill community. The beautiful setting and the many good friends make life on the Hill most enjoyable. The Association has been set up to nurture a relaxing and recreational environment, while seeking to enhance the economic value of property ownership. The Board of Directors is seeking to accomplish these objectives by managing the process of responsible care for the land and the relationships.

The Board is beginning to look ahead to the summer season, and sees some items for which it is asking assistance. The first item is to invite all of you to attend MHOA Annual meeting on June 16th at 10:00 a.m. at the JCC. We need to vote on a number of motions that will be important going forward, and we want all of your input. The second request is to those of you who may see an opportunity to offer your expertise by serving on the Board of Directors. While outgoing Board members may be re-elected, there are two or more positions on the Board that will have to be filled at the Association Annual Meeting on June 16th. So, please ask yourself how you may be able to serve, bringing a body of expertise to help. If you see a place where you can serve, make that interest known to any member of the MHOA Board of Directors, as soon as possible.

The largest expense the Association faces is the maintenance of its roads. On October 1, 2011, Mark Price of HDC Construction resigned, giving his sixty-day notice in writing to the Board. During the sixty-day notice period, Mark Price continued to do an excellent job plowing the roads, and we thank him for that. The snow removal job was posted in The Flume for about six weeks. We took the low bid offered by Jetta Inc., now Jetta SnowPlowing Inc. The contract is to last from Dec. 1, 2011 through April 30, 2012. A number of questions were raised about the contract, so it has been revised and will be posted on the Association's website as soon as possible. (Now all we need is more SNOW so that the trees, flowers, and grasses will flourish this spring and summer.) At-large Director Jerry Clinton has also recruited three people with heavy equipment and road maintenance expertise to assist her in developing a set of standards for road maintenance. So far, the members of the Roads Committee are Carrie Smith, Gary Probasco, and Tom Clinton. The Board hopes to find one or two more people to work with the Roads Committee on these standards. If you have such experience, please volunteer for the Roads Committee by e-mail or by phone.

The next most pressing issue for the Association is its requirement by the State of Colorado to be in compliance with the Colorado Common Interest Community Act (CCIOA) and Senate Bill 05-100, as soon as reasonably possible. Board Vice-President Sallie Baker has gathered a committee to work with her on fulfilling this requirement. She and the Regulations Committee, chaired by Mark Matulik, have been working with Hindman Sanchez, a law firm with excellent experience in these matters, to draft nine "required policies" and to update the Association's Bylaws. A draft of the nine "Required Policies" will be posted on MHHOA website, on or about March 1st of 2012. We invite your comments on these policies, which will be presented in motion form at the April 14th Board meeting, and later ratified by the membership at the Annual Meeting in June. In addition, the Regulations Committee hopes to have a draft of the revised By-Laws on our website by May 1, 2012. Again, we invite you to read and comment to us on the draft of revised By-Laws so that the Board can make changes and present a draft on-line before

the Association Meeting, June 16th at Jefferson Community Church. At the recommendation of Hindman Sanchez, the Association will not have to change its Articles of Incorporation or Covenants, only the Bylaws and the Policies and Procedures manual. This relieves a significant need to have a 2/3 majority of all lot owners vote in favor of any changes to the Covenants, an almost insuperable hurdle just for the sheer logistics.

Another requirement of Senate Bill 05- 100 is for the Association to maintain its permanent records in a manner that makes them accessible for copying by the membership, and to develop a procedure that facilitates that process. This means that the Board Secretary will be required to maintain our current records. However, the existing records, which have been stored somewhat haphazardly in the shed near the community water pump, need to be sorted, filed and put into some kind of indexed system. Board Secretary Carol Smusz, with help from Board President Fred Depenbrock will be working on this, including scanning the many documents into computer files for easier extraction. The records have been removed from the shed and are now in safe storage in anticipation of the work this summer to organize and copy them.

In this past year it has come to the Board's attention that there are three issues with easements involving the Association. The Board has begun action on the resolution of two of these issues through an attorney in Fairplay who is knowledgeable on these matters. The research to develop and support the plan of action on the third issue has been started. The Board hopes to have all of these matters completed in the next few months.

With the retirement of our bookkeeper, Loretta Hubert, after many years of diligent service as Treasurer and bookkeeper, Treasurer Patrick Strong has taken responsibility for all treasury matters for the Association. He directed the work of the 2012 budget, which shows a surplus. As will be reported at the Annual meeting, the Association has an appropriate level of financial reserves to deal with unexpected costs that may crop up. In general, our financial status is good, for which we are thankful. We hope Loretta Hubert will attend our annual meeting June 16th so that we may express our appreciation for her years of service to MHOA.

One of the best ways to gain a sense of what is happening on Michigan Hill is through the website, www.MHHOA.com, which has been professionally designed and maintained by Larry McClymonds. As we move further into the electronic age, please take the time to use it. It will enhance your view of what is happening on The Hill. Also, if you have an e-mail address, please let us know through the website if it is new or you have changed it. We are doing progressively more of our communication on-line, including the website, and ask you to help us keep up our electronic mailing list. However, for those of you who want your communications by mail, please let us know so that so we can send you hard copies of the information that goes to other members electronically.

We hope you are well and having a great winter now and will have a beautiful spring.
OUR NEXT BOARD MEETING WILL BE APRIL 14, 2012 AT 10:00 A.M. IN THE JCC.

Sincerely,

MHOA Board of Directors