APPROVED

Michigan Hill Owners Association
Board of Directors Meeting Minutes
August 8, 2026

1. Call to order @ 10:00am
2. Board members present/absent (quorum determination):
    a. Mike Hogan, president – present
    b. Larry McClymonds, vice-president and ACC manager - present
    c. Bill Stone, treasurer – absent
    d. Steve Johnson, at-large – present
    e. Brian Malone, secretary - present
3. MHOA members present
    a. Carole and Karl Copeman, lot 4
    b. Kim Malone, lot
4. Reviewed and approved MHOA Board Organizing Minutes 6-29-2026
5. Board reports:
    a. Mike Hogan, president
        i. Fall road grading SOW and RFP completed, several interested contractors have visited and inspected roads. Three quotes are expected, including one from MSC.
        ii. 2026 – 2028 snow plowing SOW and RFP, completed and talking to potential contractors
        iii. Centennial Financial Management (CMG) contract
            1. Altitude Community Law reviewed and contract revisions completed
            2. Signed revised contract
            3. CMG is new financial management company as of August 1st
        iv. Burn pit – meeting scheduled next week with JCFD -Trent Smith to determine pit options, an update is expected by August 12, 2026
    b. Larry McClymonds, vice-president and ACC manager

ACC Requests:

Lot	Address	Request	Approve
142	493 Selkirk Lane	Reroof with same colored shingles	Yes
107	230 Fremont Knoll Lane	Dog run	Yes
111	448 Fremont Knoll Lane	Exterior paint stain	Yes
4	279 Glacier Peak View	New deck	Yes

ACC Violations:

Lot	Address	Violation	Result
269	2433 Michigan Hill Road	5th wheel trailer parked extended time, possible use as dwelling and no active building permit	Reported to Park CO, Alex w/code enforcement
4	279 Glacier Peak View	2 accessory structures-built w/o ACC approval	7/24 Requested ACC request
245	706 Mount Guyot Circle	Parking trailer on lot, started May 23rd and not removing	Resolved

c. Bill Stone, treasurer
    i. Association funds
    Checking - $15,359.19
    Savings - $66,895.66
    CSM working - $57,768.24
    Total - $140,023.09
    ii. Migration from Clark Miller Simson to CMG
        1. Larry is working with both CSM and CFM to transition to new financial management company
d. Steve Johnson, at-large
    iii. Weed spraying
        1. County weed spraying, association is responsible for invasive thistle weed control.
        2. CSU recommends using Milestone due to safety to livestock and wildlife
        3. Board has been properly applying Milestone solution directly to thistles around pond and association roads.
        4. Bare areas on pond dam have been seeded with high altitude grass seed
    iv. Culvert marking, purchased 85 used 6' tee posts from Lazy Bull ranch for $160. Board will work with volunteers to install at culverts to protect during road grading and snow plowing.
    v. Signage to be addressed; Michigan Hill, Glacier Peak and "Welcome to Michigan Hill"
    vi. Augmentation pond
        1. Home Owner reports slipping into pond. Board will check into possible solutions
        2. Larry pond communication
            a. Garver Brown, board requested all communications include board members
            b. Jerry Devries, has been very helpful suppling pond activity and Garver Brown communication in 2026
            c. Karl Copeman, has not been responsive to board request for willingness to continue pond support. Larry motioned to remove Karl from all pond support, Mike 2nd, board approves unanimously
e. Brian Malone, secretary
    vii. Transfer of 2026 records completed from Larry via records binder
    viii. Welcome package new owners, completion TBD, no cost to homeowners

6. Old Business
    a. Cross-road culvert Glacier Peak View
        i. Reviewing past bid and confirming costs
        ii. $2,500 for labor to install
        iii. ~$2,350 for 50 feet of 15" galvanized culvert and 2 collars from Moore Lumber
        iv. Larry motioned to approve $5,000 for the culvert replacement, Steve 2nd and board approved unanimously
7. New Business
    a. Gun Shots heard on 8-4-26 between 6:00 pm and 6:30 pm, specific location undetermined, near Michigan Hill Rd and Fremont Knoll Ln
    b. Carole Copeman comments and suggestions
        i. Suggested extending RFP response date due to late announcement in Flume
        ii. Requested status of Bill Stone's annual meeting suggested to commission road study
            1. Board needs to determine estimates for study to determine if right use of dollars vs. working with graders to determine 5-10 year road plan
8. Adjournment @ 10:27am