

Michigan Hill Owners Association  
Board of Directors Meeting Minutes  
November 15, 2025

1. Call to order @ 10AM
2. Determination of quorum, majority of board members – quorum requirements met
  - a. Les Choate – present
  - b. Carole Copeman – present
  - c. Jerry Devries – present
  - d. Bill Stone – present
  - e. Larry McClymonds – present
3. Members present
  - a. Karl Copeman – lot 004
  - b. Andy Bailey – lot 248
  - c. Ken Baker – lot 169
  - d. Mike Hogan – lot 107
  - e. Steve Johnson – lot 183
  - f. Lonnie and Denise Hish – lot 148 & 149
  - g. Diane McClymonds – lot 207
4. Review/approval of draft meeting minutes
  - a. 8-23-2025 director meeting - approved
5. Reports of officers:
  - a. President - Les
    - i. Slash burn – Jefferson-Como FD – fire burn in effect has impacted completion of burn of slash and wood collected by MHOA. Discussed potential future uses of burn pit, firewood collection and reconfiguration of pits to burn slash.
    - ii. Culvert issue at CR35 and Georgia Pass Lookout – Les has action item to gather additional information.
    - iii. Elk kill – lot 220 (Michigan Hill Rd and Fremont Knoll Ln) by Jefferson Heights resident – CPW has taken lead on this and completing several investigations regarding this and other kills on the hill. Les has action item to follow up with sheriff to determine if any other actions have been taken, specifically if offenders have been charged with reckless endangerment for shooting high powered rifle in residential area. Discussion of possible civil restraining order on the two men involved in the elk kill in MHOA to prevent them from being on MHOA property, including our private roads. Carole Copeman to discuss with an attorney friend to determine if we need to involve our association attorney.
  - b. Vice President - Carole
    - i. 2025 road grading
      1. RFP was developed and sent to three contractors that have expressed interests, one was eliminated when learned they were not paying subs. Bids received from the two remaining were \$16K-17K and used a supplied estimate of \$24K-25K for another. Also looked at leasing a grader from Wagner Littleton and hiring an operator and providing fuel, which has a total cost of \$11K. Approved contractor must have minimum required liability insurance and provide COI to MHOA. Plan is to do a fall grading. Several members expressed concern grading dry roads this late. Carole has action item.

- ii. 2026 road grading and gravel addition
    - 1. Looking at 2x gradings (spring and fall when moisture in road) estimated at \$11,000 each and 1x addition of \$15,000 of road base (in spring). Road base to be applied on the worse sections of roads that are down to bare rocks.
- c. At-Large Member - Jerry
  - i. Augmentation Pond
    - 1. Annual augmentation pond report to Water Commissioner completed in October. Water release was completed in October and determine that land owner's culvert is undersized and we flooded his drive at culvert. Will work with land owner to replace culvert with proper size (land owner to pay for culvert and MHOA will supply labor to install and repair the gate. In addition, there are 2 additional grass fiber rolls to be installed. **Jerry has action item.**
  - ii. Signage
    - 1. MHOA signs (south Michigan Hill Rd entrance and Georgia Pass Lookout at Jefferson Heights) – discussed and approved purchase of metal sign posts. **Jerry has action item.**
  - iii. Weed Control – no additional completed
- d. Treasurer – Bill – issues with timely response with TDK Bank. **Bill to review possible bank change.**
  - i. Financial Report - \$136,920 total funds
    - 1. Checking - \$29,556
    - 2. Savings - \$46,825 (reserve?)
    - 3. CMS - \$48,436
  - ii. 2026 Budget review – discussion of expense categories and estimated cost and not spreading cost equally across all months but estimating in actual month(s) of expenditure (ex. Snow plowing in winter months, road grading in spring and fall and fish in spring). Board to review and create more detailed budget, currently have a \$8,000 deficit if the budget is fully executed. **Les and Bill have action item.**
  - iii. CSM cost - discussion regarding value of \$9,000 that CSM management company charges, need to determine what additional tasks CSM can complete for MHOA. Also discussed reviewing other management groups.
  - iv. Larry noted that \$12K dues are outstanding and that 9 properties are over 1.5 years past due and asked what CSM was doing to rectify this issue. **Bill has action item.**
- e. Secretary - Larry
  - i. ACC Activity Report
    - 1. ACC Requests/Approvals
      - a. Lot 105 - 124 Fremont Knoll – Paint house, 2 sheds and add metal skirt - Approved
      - b. Lot 239 - 2801 Michigan Hill Road – New metal roof – Approved
      - c. Lot 75 - 938 George Pass Lookout – New residence with garage – Approved
      - d. Lot 51 - 215 French Pass Circle - New Metal Green Roof – Approved
      - e. Lot 116 - 505 Fremont Knoll – Deck - Approved

2. ACC Violations

- a. Lot 271 - 2350 Michigan Hill – Dog enclosure fence w/T-post – fence removed – Resolved
- b. Lot 75 - 938 George Pass Lookout – Trailer and Conex container – waiting on Park CO building permit and temporary - construction/accessory structure permit – Larry to follow-up with owner to determine status
- c. Lot 216 - 770 Selkirk – Trailer – several emails sent – trailer has been removed - Resolved
- d. Lot 29 – 640 Glacier Peak View - Trailer and 2 small buildings (no ACC request) – trailer removed – owner looking to build – association will inform the county of the owner-built buildings – Larry has action item

6. Old Business

- a. Blocked cross-road culvert at 1010 Glacier Peak – association willing to share to cost with homeowners if decide to install new culvert, estimated at \$5,000. Current condition causes plugging of culvert on lot 27. In the past, plugged culvert at 27 caused water to run across Glacier Peak View which required repair. Larry will take lead on this to find acceptable solution.

7. New Business Not Previously Addressed

- a. Plugged homeowners' culverts – Les will inspect all culverts and develop a list of properties so the board can contact the owners to clear their culverts.

8. Adjournment @ 11:40AM