

Michigan Hill Owners Association
Board of Directors Meeting Minutes
February 7, 2026

1. Call to order – 10:02AM by Bill Stone
2. Determination of quorum, majority of board members – Quorum Present
 - a. Les Choate, President – not present – resigned from BOD 3/2/26 via text
 - b. Carole Copeman, Vice President - present
 - c. Jerry Devries, At Large - present
 - d. Bill Stone, Treasurer - present
 - e. Larry McClymonds, Secretary and ACC Manager - present
3. Members present
 - a. Mike Hogan – Lot 107
 - b. Lonnie and Denish Hish – Lot 148
 - c. Lou Haasis – Lot 27
 - d. Garrett Howell – Lot 98
 - e. Larry Leszczynski – Lot 208
 - f. David Lewis – Lot 98
 - g. Karl Copeman – Lot 4
 - h. Andy and Traci Bailey – Lot 248
 - i. Steve Johnson – Lot 183
4. Review/approval of draft meeting minutes
 - a. 11-15-2025 director meeting - Approved
5. Reports of officers:
 - a. President
 - i. Culvert issue at CR35 and Georgia Pass Lookout – Larry spoke with Park County and the county owns the culvert and realizes there is an issue. They will create a plan and discuss with MHOA to get buy-in before fixing the issue.
 - ii. Larry reported. 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.

Deputy Watson of Park County Sherriff stated that no charges filed by Park County. Discharge of guns in Park County is considered legal. Deputy Watson stated CPW has lead on this case.

CPW Area District Manager, Dawson Swanson stated that they are pursuing action and that both father and son (Pete and William High, Jefferson Heights) have requested several court plea dates reschedules. Currently scheduled for 2/10 at 2:30PM in Park County per Colorado court docket search.
 - b. Vice President - Carole
 - i. 2026 road grading and gravel addition
 1. Planning on 2x grading (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.

2. Reported that she signed a contract, 3/5/2026 with Silverheels Dirt and Tree in Fairplay, a newly formed LLC on 11/5/2025. MHOA would rent the grader for a week and Silverheels will operate it. Grader has a week lead time for delivery to MHOA. Numerous questions regarding timing and moisture required to properly grade and if 1 week would be enough. Question regarding references and it was stated that owner probably best credentials regarding road work in general and was all that Carole needed. No final contract agreement was presented to the board for review and approval. Carole to provide the agreement she signed to the board for review. **Board action required.**
 - c. At-Large Member - Jerry
 - i. Signage
 1. MHOA signs (south Michigan Hill Rd entrance and Georgia Pass Lookout at Jefferson Heights) – discussed and approved \$500 to purchase metal sign posts. **Jerry has action to procure sign post and install prior to annual meeting in June.**
 - d. Treasurer – Bill
 - i. Financial Report - \$113,700 total funds
 1. Checking - \$16,877
 2. Savings - \$46,884 (reserve)
 3. CMS - \$49,939 (operating funds)
 4. Delinquent dues - 12,510.58 (accounts receivable)
 - ii. 2026 Budget review - **Bill has action item to create more detailed budget.**
 - iii. \$12K dues are outstanding and that 9 properties are over 1.5 years past due. No action taken, need to verify owner contact info. **Bill has action item.**
 - e. Secretary - Larry
 - i. ACC Activity Report
 1. ACC Requests/Approvals – N/A
 2. ACC Violations
 - a. Lot 75 - 938 George Pass Lookout – Trailer and Conex container – owner is waiting on Park CO building permit and temporary - construction/accessory structure permit.
 - b. Lot 29 – 640 Glacier Peak View - 2 small buildings (no ACC request) – owner looking to build – association will inform the county of the owner-built buildings – **Larry has action item**
 - c. Lot – 2433 Michigan Hill Road – 5th wheel trailer and camper parked. Reported to county and being investigated by Alex at Park County code enforcement.
 3. Creation of standard MHOA violation letters and standard MHOA service contract. **Larry has action here to work with Altitude Community Law, firm we have used in the past.** \$1,000 budget approved for this effort.
6. Old Business
- a. Review cost of HOA financial management company (currently 10% of annual dues) and discuss options. Larry has identified a local HOA financial management company that has good references. Had initial discussions and is tasked to determine capabilities

and cost. Larry has action here and report back to board for a potential discussion and vote at the annual meeting.

- b. Blocked cross-road culvert at 1010 Glacier Peak – will use existing culvert and add extension in order to create a diagonal culvert uphill from drive and exit same. Owner at 1010 Glacier Peak willing to share cost, previous estimates have been \$5K-\$8K. Larry will get a couple bids, report to board and work to have completed prior to spring grading.
- c. Plugged homeowners' culverts – Discussed possible hydroseeding ditches to reduce sand and gravel washing. Bill will inspect all culverts and develop a list of properties so the board can contact the owners to clear their culverts.

7. New Business

- a. Snow Plowing – Crooked Creek's contract is complete this spring. Larry will follow up with Bryan to determine if he is interested in continuing plowing MHOA roads. Larry has action to follow up with Bryan and report back to board.
- b. Speeding – several members have complained about speeding and what can be done. Delivery and contractor trucks were also noted as typical speeding vehicles. Speeding was also noted for tearing up our roads. Discussions about adding speed limit signs, speed sensing signs with cameras, etc. No action assigned here.
- c. Discussed the burn pit area and how the fire department's burn box equipment was too small to burn the volume of material 20 owners brought to the site. Several ideas were discussed on how to best use the site (separate slash from useable wood for burning so other owners can use for winter heat burning). Discussed that fire department is open to let MHOA do their own burns but current pits will need to be configured and burns must be manned while fires burning. Best option will be similar to Indian Hills. Karl Copeman volunteered to work with fire department to come up with a redesign and then report back to the board to determine next steps.
- d. Replacement of Les Choate – Mike Hogan, lot 107 volunteered. Will act as interim president.

8. Adjournment @ 11:36AM