

Michigan Hill Home Owners Association
Quarterly Board Meeting
Jefferson Community Center
Jefferson, CO

February 8, 2025

Call to Order at 10:20 (door code and building issues)

Attendance and determination of a quorum:

Board members present: Carole Copeman, Jerry DeVries, Mary Dudzinski,
Tom Settle (by Phone)
Board members absent: Bill Stone
Owners Present: Lou Haasis, Karl Copeman

Old Business

Officers Reports

Treasurer – Bill Stone

Operating Account balance - \$28,816.20

Reserve Account Balance - \$46,837.25

Unpaid dues: 25 owners

Update on new company CSM

Mary Dudzinski reports that CSM did not use Park County Lot numbers when they imported our data, they assigned other numbers in their system. The Board feels strongly that this must be corrected, so CSM numbers match Park County; as Michigan Hill Association uses the same numbers.

Budget status

Future action: Quick Books: Download all data, get 1099-K for reporting and stop payments.

President – Tom Settle

No news from Fire Department

VP & ACC – Carole Copeman

Scope of Work for roads & Bid process

Carole Copeman got the following recommendations:

- In the early Spring or late summer, clear all organic matter from ditches then pull road base from ditches to know how much can be returned to the road.
- Clearing ditches causes erosion problems, so should the focus be on removing trees only? Is the Bush Hog the solution for that?
- Ask homeowners to do their own frontage
Charge owner if they don't do it?
- Roads should be flush with driveways, due to grating, some of them are not
- Repair washboards
- Could do a portion of the roads each year
- Need to apply road base, then water, then roll it in
- Carole Copeman will do a writeup for the newsletter and the website

ACC violation letters – Carole Copeman will follow up and see if the violation has been corrected.

Home Owner Concerns

Lou Haasis lives on Glacier Peak View on a curve. To improve line of sight distance he has cleared the trees on his property. He asked if he could clear the visual obstacles on the other side of the road and was told there is a 10-foot setback that is not private property, survey pins mark the property lines.

Lou's other concern is the Michigan Hill culvert that got blocked by a homeowner's driveway. Lou provided a copy of the Park County Driveway permit and pointed out that the Michigan Hill culvert should be the homeowner's responsibility to replace. Lou gave a history of the events: permit in 2020, Park County Inspector didn't see where the crossroad culvert was. Lou states that the culvert being blocked causes the road below to wash out. To the best of the Board's knowledge, no one has reached out to the homeowner to discuss this.

Carole Copeman will write a letter to address the issue with the homeowner.

At Large (roads & pond) – Jerry DeVries

Pond Improvements plans: Transplanting willows, level area by water, add culvert on North end of pond, diverting water so it doesn't wash out road

Karl Copeman reports that a new Head Gate will cost \$1,095 and should be supported by railroad ties. Jerry DeVries feels that existing gate will work, but railroad ties are needed.

Jerry DeVries suggested a pond committee that reports to him as the board representative and that

- Carole Copeman and Jerry DeVries agreed that one person should be responsible for the pond.
- Karl volunteered to be the person responsible including reporting to Garver Brown, the water commissioner.
- The subcommittee has been charged to:
 - Present a written plan for improvements with a timeline and budget before the annual meeting.

There is a need to resolve the road erosion problem

There is a gate where the pond road meets CR35. Jerry DeVries suggests that we close the gate – no lock – when coming or going to the pond.

Is there a need for a mini excavator to clear the feed ditch to the pond?

Jerry DeVries will call Lilli fisheries soon for restocking the pond.

Karl Copeman, after checking with Steve Johnson, will use Milestone on the weeds around the pond in July where there are flowers on top.

Signs – Once the ground thaws Jerry DeVries will call 811 before he digs new holes.

All the street name signs that he had have been installed.

There are a few more signs needed – he will contact Steve Johnson, who can get a price quote from the county, contact Bill Stone for the OK and then place the order.

APPROVED

Secretary – Mary Dudzinski

Review, correct and finalized draft of November 2, 2024, Board Meeting Minutes - approved

Insurance Issues Resolved – State Farm new agent David 970-668-8866. Policy is good, set for auto payment of \$172.17/month W-9 sent to CSM and Auto Pay transferred to First Citizens Bank.

Newsletter by Elaine Grace is on a regular schedule, three times a year.

New Business

CSM needs collection policy signed – It is unclear what CMS wants, and they have not asked again, so wait.

Late fees: Will we institute for 2025, or because of the transition will we wait until 2026?

Carol and Jerry support charging late fee according to the bylaws.

Mary feels that the Transition to CSM is not stable yet, and we should wait.

Tom Settle and Bill Stone, via text, suggested a middle ground:

Send late notices now, due by the annual meeting, June 7, 2025. All dues not paid as of the meeting will be assessed late fee.

2026 adhere to the bylaws late fee policy.

Corporate Transparency Act – CSM states it needs to be filed and they will charge \$400 to do this.

Carole Copeman will research this to determine if this new requirement is on “hold”. Mary Dudzinski followed up on this and believes that MHHOA is exempt due to our Non-Profit status and has sent a follow-up email to CSM.

Steve Johnson needs to fill out W-9 and Release for Non Compliant vendor (Carole has these and will contact Steve) - Steve Johnson has declined to sign. Should we reach out to our lawyers and get a waiver from Steve Johnson to protect the Association?

3-5 year budget projections tabled

There will be an Executive Session of the Board, May 24th at 444 Glacier Peak View, 10:00am, to prepare all documents to be distributed at the Annual Meeting.

Adjourned: 11:45

1010 Glacier Peak View

DRIVEWAY PERMIT					
PARK COUNTY, COLORADO					
Issued Date: 3/3/2020	Expiration Date: 3/3/2021	Fee Required: 0	Permit Status: Issued	Schedule #: R0037111	Permit #: 200DRV-000016
Property/Owner Information					
Owner Name: MURRAY ROBERT			Mailing Address: 9343 WINTER SKY CT LONE TREE, CO 80124		
Property Address: 1010 GLACIER PEAK VIEW, JEFFERSON, CO 80456			Phone: 303-877-0960		
Legal Description: T08 R76 S01 SW4 MICHIGAN HILL FILING 1 LOT 24					
Contractor Information					
Name/Company: CROOKED CREEK EXCAVATING LLC			Phone: 719-694-1873		
Inspection:					
Date: 3/3/2020	Desc: Preliminary	Status: OK TO CONSTRUCT	Inspector: Dominick Pucherelli		
Comments:					
List of Conditions:					
- Assigned address of 1010 is dependent on driveway location, which should be 50 feet Southeast of driveway 981. See DRIVEWAY LOCATION MAP under Document tab - Install a permanent address post, according to driveway regulations. - Construct a safety apron area that is 18 ft wide and level with the edge of the county road that extends a minimum of 10 ft into the lot and a slope of <2%. After that point traverse the lot with no greater than a 10% grade for the first 50 ft and no greater than a 12% grade beyond that point continuing the 16 ft. width for the length of the driveway. - Place 2 round, Blue reflectors, 1 on each end of the apron - Install a 15" X 20 ft. minimum size culvert, allowing for a minimum of 6" of cover material over the top and remaining level with the edge of the county road when completed. No plastic culverts are permitted. - A final inspection must be requested by contacting the Park County Environmental Health Dept. at 719-836-4267 when the work is completed. - PERMIT IS REQUIRED TO BE POSTED ON SITE FOLLOWING ISSUANCE. - Surface the entire length of the driveway with roadbase or crushed aggregate.					
NOTE: Final approval will be granted upon completion of construction and compliance to all County standards. A Certificate of Occupancy for the property can be applied for from the Building Department when all conditions of this permit have been met.					

Sarah Larimer

If it happens outside of a Home Owners ass.
County or Home Owners

415
438