

Michigan Hill Owners Association
Quarterly Board of Directors Meeting
Jefferson Community Center
Jefferson, CO 80456

August 23, 2025

Call to order @ 10:04AM

Determination of quorum, majority of board members:

Les Choate – present
Carole Copeman – present
Jerry Devries – present
Bill Stone – present
Larry McClymonds – present

Members present:

John Lopez – lot 214
Mike Hogan – lot 107
Stacey and Andy Bailey – lot 248
Steve Johnson – lot 182
Lou Haasis – lot 27
Lonnie Hiss – lot 148
Karl Copeman – lot 4
David Yale – lot 105
Diane McClymonds – lot 207

Review/approval of draft meeting minutes:

2-8-2025 director meeting - approved
6-13-2025 executive meeting - approved
6-25-2025 director organization meeting - approved

Reports of officers:

President - Les

Slash collection and burn – Jefferson-Como FD

Les and Larry were board members present for this Jefferson-Como FD sponsored event.

19 homeowners participated with ~50 cords of wood collected. Discussed the potential to use our burn pit as a future collection and burn site again with the fire department. Pit would need to be reconfigured and piles to be deposited in 10x10 teepees that can be individually burned during winter. Requires onsite association support while actual fire burns, reason for smaller piles or will require overnight watch.

Vice President - Carole

2025 Road Grading and Gravel Addition – obtained a scope of work from professional non-interested party, contacted several contractors and received bids from 3 out of 6 contacted contractors, averaged cost for 300-400 linear feet of road and 4” of road base is \$17K.

Biggest issue is the speeding that is tearing up the roads. One contractor suggested to buy our own road grader and grade monthly, discussed that we did before. Did get a bid to grade the roads 2-times per year (like we did in past) at ~\$15K per grading for all 13.5 miles of association roads. Discussed whether to pull the ditches or not, Les to work with Carole on this. Need to grade the roads when we have moisture.

Carole to get a fall grading scheduled, get 3 bids by September 15th, perhaps we can just grade the bad areas this fall.

Les to contact county regarding issue with culvert at north entrance at 35.

At-Large Member - Jerry

Augmentation Pond

Modifications Required by Water Commissioner - clear the water supply ditch to augmentation pond, reset flume gauge, install culvert at inlet and move willows near pond.

Current status of modifications – the open channel flume gauge was repaired and reset closer to water gate by Karl but flume gauge will need to be replaced in a few years and 30% of the ditch was cleared. Remaining ditch will need to be cleared next year. Inlet culvert and willows work will also need to be completed next year due to rented equipment, E35 was too small, cost was \$1,500. Jerry estimates the cost of a new flume gauge at \$1,000.

Erosion – noted that face of dam had erosion and Jerry had purchased 6 rolls, 3,000 sq ft of erosion control fabric for ~\$600. Board approved to pay Jerry for the purchase.

Signage

Still have 2 MHOA signs to install at south Michigan Hill Road and Georgia Pass Lookout from Jefferson Heights. Don't have steel poles, Steve Johnson suggested contacting Greg with Park County.

Weed Control

Pond – Karl sprayed the thistles mid-summer with Milestone 2 times when budding. It was noted that it is recommended that Milestone be used on thistles in the spring, pre-bud emerging.

MHOA roads – no thistle spraying was conducted this year. Several members commented that thistles were rapidly spreading this year along the roads.

Treasurer - Bill

Financial Report:

We need more money and should look at 2-2.5% increase in dues per year.

Checking - \$21,390 (operating)

Savings - \$46,485 (reserves)

CSM - \$35,000 (operating and property management)

Discussion about reserves, Bill thinks we should have 70% of annual budget, roughly \$50K. Bill to supply the financial packet to Larry to post to website and via email.

Secretary - Larry

ACC Activity Report:

ACC Requests/Approvals

Lot 105 - 124 Fremont Knoll – Paint house, 2 sheds and add metal skirt - approved

Lot 239 - 2801 Michigan Hill Road – New metal roof - approved

ACC Violations:

Lot 271 - 2350 Michigan Hill – Dog enclosure fence w/T-post – fence removed

Lot 75 - 938 George Pass Lookout – Trailer and Conex container – owner notified – building permit in progress, will require Park County temporary construction residence permit

Lot 216 - 770 Selkirk – Trailer – owner emailed no response

Lot 29 – 640 Glacier Peak View - Trailer and 2 small buildings – trailer removed

ACC Request Submittal – several members suggested that the ACC Request include the ACC email due to slow response due to periodic mail collection with the MHOA PO box located in Como. The acc@mhhoa.com email will be added to the form and posted to the website.

Old Business:

Blocked cross-road culvert at 1010 Glacier Peak - this issue was identified previously without any action taken. Larry will research to determine cause and potential corrective action(s).

New Business Not Previously Addressed:

Well water use restriction – our wells are permitted for internal sanitation only. Note, hot tubs and horses require water to be hulled in, owners are required to maintain a log and receipts and can be audited at anytime by MHOA or water commissioner. Failure to comply could result in property well to lose permit and affect future wells within MHOA.

T-post restriction – covenants restrict the use of t-post for fencing. T-post are permitted for snow fence only because they are considered temporary structures. Note, all fences require ACC approval.

Accessory structures – Park County identifies garages, sheds and shipping containers as accessory structures. 200 square feet and larger require Park County permit and all require ACC request and approval. All accessory structures must meet the MHOA design requirements and guidelines.

Additional items –

Steve Johnson stated that there are trees down along Michigan Hill and require cleanup. Steve also recommends that the north entrance needs mowing before winter to reduce snow drifting. He would mow it but MHOA requires specific insurance so he recommends we reach out to Bryan Alexander at Crooked Creek that is currently certified and working for MHOA.

Jerry Devries discussed possible burn pit usage such as prestaging for annual wood burn or having specific area for wood that can be used by others for firewood.

Homeowner culverts must be maintained by the homeowners, should be inspected and notices sent.

Adjournment @ 12:11PM