

DRAFT

Michigan Hill Owners Association

Annual Meeting

Date:	June 24, 2023
Time:	Call to Order - 10:08 am
Place:	Jefferson Community Center Jefferson, Colorado
Boardmembers	Present: Matt Anstine, VP & ACC, At-Large Paula Morgan, Secretary Reddy Sarsam, Treasurer Vacant positions: President
Establishment of a Quorum	A minimum of 20% of the Lots must be represented by proxy or in person. MHOA Vote Total: 262 Minimum number required: 52 Vote Total Assigned to the Board by Proxy: 11 Vote Total Present In Person and by owner proxy: 54 QUORUM ESTABLISHED Total Votes represented: 65

Officers Reports	<p>President - vacant</p> <p>VP & ACC - ACC requests from February to July: 1</p> <p>Treasurer - 2022 Balance Sheet, 2022 Profit and Loss Statement, and 2022 YTD P&L , and 2023 Budget attached to meeting packet and reviewed by Reddy Sarsam</p> <p style="padding-left: 40px;">Owners paid and current on dues as of meeting start: 175 Owners not current: 61; this is more than most years due to emailed statements in 2023 Statements to unpaid owners will be sent in July.</p> <p style="padding-left: 40px;">TBK Bank Balances as of the meeting: checking (operating) \$75,485.06 savings (reserve): \$31,754.29</p> <p style="padding-left: 40px;">2023 Budget: attached to the meeting packet. Owner’s discussion of whether to increase the budget to be able to do more to the roads this summer or to do a dues increase. We do have a bit of a surplus in operating. It was proposed that a Dues Committee be formed to analyze our budget and spending and determine whether a dues increase is called for.</p> <p>At-Large- Presented by Steve Johnson and Matt Anstine Summer road work is under way: \$7000 in gravel has been applied to areas of most need, and positive feedback received on the material used, “three quarter plus fines”. It went down on moist roads and then rain on top has helped to integrate the new material into the road surface. Gravel purchased from Brannon Sand and Gravel, Crooked Creek did the hauling and Leon Lux did the grading. Rocks will not be pulled, material to be added on top of rocks. plans for 2-3 culverts to be cleaned out. Steve recommends more money for gravel to be put into the budget. Steve and Matt called for more volunteers for work on the roads. Water use mitigation Pond: Matt has monitored the pond level and worked with the State Water Commissioner to release the required amount downstream. Fish were ordered and will be delivered June 27.</p> <p>Secretary - Paula Morgan Emailed Dues Invoices - It was a time-saver for the Secretary not to have to print and mail every invoice. There were only a few that had to be sent by USPS because of no email on file. The billing was late going out due to obstacles in software producing one email per owner. A solution was found, avoiding sending one for each lot. Feedback has been generally positive from owners on the new process, but it is obvious that many people did not see the invoice in their email box because we are running behind on going dues paid. Typically, there are only about 10% outstanding at the time of the Annual Meeting. This year it is more like a 26%. Feedback is also good on the convenience of online credit card payment. Paula announced that she needs to resign from the MHOA Board and encouraged others to consider serving.</p>
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Guest Speaker	<p>T. Smith from Jefferson-Como Fire Protection District</p> <ul style="list-style-type: none">• JCFPD now has 3 staff on ship 24x7 at the station on Elkhorn Rd, up from 2 in 2022• 5 new people are currently in training• At this time, fire danger is high, but there is no fire ban in effect.• Homeowners need to purchase a burn permit for having a fire on their property. Permits are \$10 per calendar year. Fire pits may only be 3'x3'. Owners must call in to notify JCFPD that there will be a fire; once called in you have 24 hours to have your fire. Permits can be purchased online at jcfpd.org• Short-term renters are not allowed to have solid-fuel fires. If your property is used as a vacation rental, you must inform your tenants.• Fire Ban levels: Stage 1 Fire Ban means that only propane and charcoal burning is allowed. Stage 2 Fire Ban means no solid fuel including charcoal.• Colorado Wildfire Protection plan and Park County wildfire protection plan are out of date. The state and county are collection new data on property and cover types.• Connect with JCFPD on social media, website is jcfpd.org• Making properties fire-safe: mow grasses at least 5 feet out from structures; clean up deadfall, reduce fuels. Have a plan in place with family members as to evacuation and meeting place. Our neighborhood has 2 means of access, which is good. We should work with JCFPD on a plan for which route is inbound and which is outbound during an emergency.• Slash disposal: this is difficult due to burn pits for slash being disallowed by the Colorado Clean Air Act. Chippers are not great, and nobody wants wood chips. JCFPD is applying for a \$100K grant to purchase an air-flash burner. In the meantime, making slash available as free firewood is about the only safe and practical solution. At this time there is not much that we can do from a legal standpoint but the State legislators are looking at new regulations for fire safety.• Driveway address signs: the green and white house number signs are available at the JCFPD station on Elkhorn Rd for \$20. These signs are the best way to ensure that emergency responders can find your property.• For more information and recommendations, visit the Live Wildfire Safe website at csfs.colostate.edu
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Owners Open Forum Topics	Jerry DeVries, lot 114 - dump station needs to be checked; the lid is broken. Followup: Matt
	Ken Baker, lot 169- compliments on the handout package for the meeting
	Melanie Littlefield, Lot 011 - 1. Encourages owners to clean up their lots. A policy could be developed by the MHOA on this. A discussion of this issue ensued. Followup: form a Deadfall/Fire fuel Committee
	2. Owners of short-term rentals need to provide a list of MHOA rules to renters. Short-term renters tend to be the source of many issues with speeding and general conduct. Our present governing documents do not address short-term rentals specifically although Park County now has regulations in place to try to control them. Followup: MHOA Board to take up this issue.
	3. Hunters, spottiers, and ATVs not staying on the roads are a trespassing issue. SpoCers park on MHOA property. Some hunters try to drive the elk off of the Hill, which consEtutes wildlife harassment.
	Paula Morgan, lots 192-193: Signage needs to be improved so that notice of private property, private roads, etc.is posted clearly. A sign inventory was made last October and pricing on signs was obtained in order to budget in 2023 for replacements. Final decisions on number of signs and the wording need to be done.
	Matt Anstine, lot 219- Rocks could also be moved in to protect the Selkirk run-off pond from ATVs. Followup: MHOA Board, sign project
	Mark Matulik, lot 111 - discharge of firearms is prohibited; there have been some recent incidents. Wildlife is a treasure and one of the reasons we have property here.
	Matt Anstine, Lot 219 - investigated some recent gunshot sounds and found one was coming from Jefferson Heights and one was coming from the Ranch.
	Matt Anstine, Lot 219 - The Shed roof is failing and needs to be redone. Shingles were offered by Karen Weiland (lot 236) Followup: At-Large Director

1. Approval of the 2022 Annual Meeting Minutes - a motion to approve made by Larry McClymonds, lots 206-207; second by Tom Settle, lot 249	
Decision:	APPROVED
2. Approval of the 2023 Budget - submitted for review in the meeting packet. A motion to approve made by Fred Fischer, lot 003, amended by Tom Settle, lot 249, to add 10% for roads, seconded by Jerry DeVries lot 114.	
Decision:	APPROVED

<p>3. Formation of the following committees was done by sign-up sheet: Deadfall/Fire Mitigation: Melanie Littlefield, Robin Lines, Elaine Grace and Dara Marvel; managing director TBD General Roads and Sign Installation: Gary Probasco, At-Large is managing director Dues Analysis: Debby Caine, Mary Dudzinski; managing director is Treasurer</p>	
Decision:	N/A

AGENDA ITEMS AND DECISIONS

<p>4. Three Board positions to be filled. Jerry DeVries was nominated by Brad Topping, Lot 177. Tom Settle was nominated by Larry McClymonds, Lot 206-207, and Annette Settle, Lot 249. Mary Dudzinski was nominated by Mark Matulik, Lot 111. No other nominations. A vote to accept the whole slate was taken by a show of hands.</p>	
Decisions:	APPROVED. Elected to the Board: Jerry DeVries, Lot 114; Tom Settle, Lot 249; Mary Dudzinski, Lot 033
Next Meeting:	Quarterly and Annual meetings will be scheduled by the new Board.
Adjournment:	A motion to adjourn was made by Fred Fischer, Lot 003, seconded by Jerry DeVries, Lot 114. APPROVED Adjourned at 12:10