

# FINAL APPROVED

Michigan Hill Home Owners Association  
Quarterly Board Meeting  
Old Jefferson Schoolhouse  
Jefferson, CO

August 12, 2023

Call to Order at 10:07

Attendance and determination of a quorum:

Board members present: Tom Settle, Matthew Anstine, Mary Dudzinski, Reddy Sarsam

Quorum Established

Board members absent: Jerry Devries

Owners Present: Annette Settle, Steve Johnson

## Old Business

Officers Reports

Treasurer – Reddy Sarsam

Operating Account balance - \$73,999

Reserve Account Balance - \$31,766

Review, correct and finalize draft of June 24, 2023, annual meeting minutes.

Rocks around Selkirk Pond: Steve will get price from Walt or Brian Alexander

Steve	Get price for relocating rocks from road	September
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Dues reminder: 52 lots have not paid yet. Accountant has up to data list and can send an email.

Reddy	Contact Accountant	August
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Road signs: Wording was discussed and finalized for the 3 entrance signs and the pond sign. It was decided to order through Park County, and they will receive the shipment.

Steve	Order signs	September
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## New Business

Collect mail from the PO Box

Matt	Collet Mail	Weekly
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PO Box in Como: Discussed that annual rental of a PO Box is less than paying taxes on Lot 166

Matt and Reddy have debit cards, need to replace Paula with Mary D.

Mary	Get debt card	September
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QuickBooks subscription: Check to make sure it is renewed.

Reddy	Pay for renewal	August
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Warranty deeds: Need to update owners list and warranty deeds will be placed into fine cabinet.

Mary	file	September
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Correct Tom S phone # on the website (303) 921-2951

Mary

Send to Larry McClymonds

August

Wood burning equipment: Mary found a used "BurnBoss" – discussion followed that this should be bought by the Fire Department.

Pond: Garver, at he the county, can help with calculations of amount of water to be released based on the total number of wells on the hill. Larry McClymonds or Mark Matulik can help with the annual water report. Tom has volunteered to help. The pond also needs some gravel where it is muddy and the posts with a cable (to stop vehicles from entering the pond) need to be replaced. A load of gravel should cost about \$200 to \$300; spreading gravel, now posts, and cable cost unknown.  
Steve cost estimate Present at next year's annual meeting

Roads: There are 13.5 miles of road and 47 culverts. It would be a good idea to post a map of the culverts on the website so homeowners can refer to it. Trees are growing in the drainage ditches what need to be removed. Should we rent a "bush hog" to clean the ditches around the culverts? We will set a date at the October meeting for a Spring Cleanup Day followed by a potluck lunch (Mary has offered to host the lunch location).

10 loads of gravel have been placed on Georgia Pass that included some round rock that will get pushed off when the snow is plowed. The gravel site in Alma has crushed rock which will stay on the road better.

The snow removal contract has been signed with Brian Alexander.

Steve

use crushed rock

future gravel orders

Dues: Rather than periodically doing a study to address specific need, can the By Laws be updated to include wording that increases the dues by a specific percent each year (or time it to inflation)?

Start Committees:

Deadfall/Fire Mitigation: Melanie Littlefield, Robin Lines, Elaine Grace, and Dara Marvel (Tom is Managing Director)

After the signs arrive, the General Roads and Sign Installation Committee will meet: Gary Probasco, and Curtis Baker (Jerry Devries is Managing Director)

As the Dues Analysis Committee is tied to the need for increased funding for roads Debby Caine, Mary Dudzinski, Steve Johnson, and Jerry DeVries will meet in early September.

The committee needs a list of road needs, estimated cost, and priority (Treasurer is Managing Director)

Adjourned: 11:35