

Michigan Hill Owners Association

PO Box 65, Como CO 80432

Annual Meeting

10:00 AM June 7, 2025

Jefferson Community Center, Jefferson, CO

Call to Order 10:15

Welcome – Introduction of Board

President – Vacant

Vice President – Carole Copeman

Treasurer – Bill Stone absent

Secretary – Mary Dudzinski

At-Large – Jerry DeVries

Attendance and determination of a quorum: 239 owners need 48 property owners or proxies:

*4 proxy + 40 owners = 44 total **NO quorum, not an official meeting.**

Officers Reports and Old Business

Secretary – Mary Dudzinski

Review/Correct/Approval of 2024 annual meeting minutes

*Approved

Newsletter by Elaine Grace posted on the MHHOA.com website

*Elaine stood and was introduced and thanked.

Treasurer – Bill Stone

2024 Profit and Loss Statement

TBK Bank Balances as of the meeting as of April 2025

Checking (operating): \$ 21,390.92

Savings (reserve): \$ 46,485.80

Balance with CSM \$ 35,641.64

Status of 2025 dues Invoices

Dues Analysis

2025 Budget discussion and approval

*See Bill Stone's attached Treasurers Report

VP & ACC – Carole Copeman

Proposed change to By-Laws to allow T-posts only if painted brown

*With a show of hands 2 people supported this idea

At-Large – Jerry DeVries

Spring/Roadway cleanup: Once again we are asking owners to police their own road frontage and remove any trees/ shrubs/debris in the drainage ditch, and if there is Road Base in the ditch move it to the road.

Road signs: Installation is in process

Fish were delivered Friday, May 16 including 12 grass carp

Pond area improvements are ongoing including work on the flume and ditch

Discussion of an Environmental Impact fee of \$1,000 for all building permits to offset the wear and tear on the roads by construction vehicles.

*With a show of hands most owners supported the idea of an Environmental Impact fee of \$1,000 for all building permits

New Business/Owners Open Forum Topics

Election of new Board Members: Three Vacancies

Mark Matulik nominated Larry McClymonds

Jerry DeVries agreed to serve a second term

Proposed 2026 Annual meeting date: Saturday, June 13, 2026

*Suggested that the proxy form be included with the letter that CSM will send out for next year's meeting. (Proxy form updated and sent to CSM)

Open Forum

Main Issues Raised:

- Ken Baker expressed concerns about proxy voting procedures and fire hazards from dead wood on properties
- Road maintenance needs were highlighted, with estimates of \$24,000-\$25,000 for gravel and culvert service
- Carole Copeman is meeting with licensed road companies for potential work

Water and Pond Management:

- Discussion about pond maintenance needs including cleaning ditches, resetting equipment, and moving willow trees
- Water rights dating to 1873 were mentioned, with emphasis on well adjudication
- The pond gate access (just open and close is as you come and go) and usage policies were clarified

Fire Safety:

- Terry O'Neil discussed the Jefferson/Como Fire Protection District's new "Burn Boss" service
- Insurance companies may inspect properties for fire mitigation compliance
- The dump station has a 3,000-gallon water tank available for firefighters

Property Use Proposals:

- Several controversial suggestions were discussed including banning AirBnB's (minimal support); and regarding 35 acres of land, including RV parking (concerns about appearance and liability), and solar panel leasing (negative feedback)
- The 35 acres currently has an agricultural lease providing tax benefits

Administrative Notes:

- New residents receive packets with architectural control committee (ACC) information and bylaws
- Colorado law was mentioned regarding grandfathering of architectural violations after one year of no follow up by the ACC

The meeting covered typical homeowners association concerns including maintenance, safety, property use, and governance issues.

Adjourn 11:15