



Mountain Oaks Homeowners Association (MOHA)

Minutes 06/29/23

MOHA Board of Directors Meeting Minutes 06/29/2023

Meeting Time: 6:30 PM

Directors Present: Steve Carmichall, Vince DeSandro, Stu Yapp

Member(s) Absent: Dave Luken

Agenda:

1. Treasurer's Report: Stu

The current balance in the MOHA bank account is \$31,414.46. Three property owners are delinquent in annual dues payment.

The most recent expenditure of \$5250 was for HOA Spring cleanup on June 10th. This included cleanup of the common areas and islands, weed and tree trimming and debris removal, spraying of emergent weeds in the rock-scape areas of Broadmoor Bluffs Drive and Neal Ranch Road, mowing of common areas where needed, and dump fees for the three trailer loads of refuse, debris and tree branches.

The Board has secured a new vendor for HOA insurance coverage of 100% value of its assets that includes the fencing, mailboxes, HOA-owned driveways and Board of Directors liability. The annual policy cost is \$2563 and is provided by a locally owned American Family Insurance entity.

2. Phase 3 Fence Replacement: Steve

The neighborhood improvement project for this year will be the replacement of fencing from Jessana Heights to the rock across from Neal Ranch Road. This project will replace 241 linear feet of fencing and the section of fencing for the neighborhood signage which is currently down due to rot.

The cost for the project is approximately \$16,000 based on current materials and labor costs and will be accomplished during the month of July 2023. Phase 4 will be scheduled for Summer 2024 and will complete replacement of 437 linear feet of fencing from the rock across from Neal Ranch Road to Mahogany Lane.

3. Removal of Dead Tree in Langley Place Island: Vince

The removal of the 40-foot dead pine tree is planned to be a cost share with the City and accomplished this year. We will secure three bids from the City's list of approved tree trimming contractors for the project.

4. Architectural Control Requests: Steve

The Board has approved five requests for landscaping, deck replacement and expansion, solar panels and a dog run during the last three months.

5. FireWise: Dave

The City FireWise Chipping Program picked up property owner bundled limbs and branches last week. The HOA participates in this annual program for its FireWise Neighborhood designation which can earn homeowners a discount on their property insurance. A second chipping date is scheduled for the Fall. Please see the HOA website for the date and signup information.

6. HOA Covenants Enforcement: Steve

The Board issued three violation notices for yard maintenance in the last two weeks. Homeowners and renters are reminded that adherence to the property maintenance covenants is required throughout the year. This includes the cutting/mowing of lawns and natural grasses; seasonal watering of lawns; removal of weeds, dead leaves, tree branches and yard debris; and care of plants and trees. As a reminder, the City requires that tree limbs which overhang public sidewalks from properties must not be less than eight feet.

HOA Covenants Violations will result in fines of \$150 for a first Notice, \$300 for a second Notice, and a fine of \$150 daily for third and subsequent Notices until the violation(s) is/are cured. As a courtesy from the HOA Board, initial Notice letters of Violation to property owners does not include a fine.

7. There being no new or other items, the meeting adjourned at 7:22 PM.