



Mountain Oaks Homeowners Association (MOHA) Board Minutes 09/27/2023

1. The meeting convened at 6:35 PM.

2. **Directors Present:** Steve Carmichall, Dave Luken. Absent: Vince DeSandro
Others Present: Stu Yapp/Treasurer and Bev Collins/Website Administrator

3. **Financial Update: Stu**

The current balance in the MOHA account is \$15,093.21. Three property owners are delinquent in dues payment. Two property owners have been sent Lien Notices after repeated attempts to secure payment or set up a payment plan.

Projected costs for next year's fence replacement is approximately \$26,000. MOHA-owned driveway repairs need to be made in following years 2025-2029. Costs for services and materials continue to rise and puts the MOHA in a position that dues will need to be increased to meet repair/replacement commitments for aging improvements that are now over 35 years old and have long been deferred.

Therefore, the annual dues assessment for 2024 will be raised \$75; however, the increase only contributes \$6150 to the budget. Stu will complete and update the MOHA Reserve Study that will highlight the projected financial requirements for the MOHA to support improvement infrastructure needs and cost.

4. **Annual Meeting: Steve**

The Annual Meeting for 2024 will be held at the Farthing Drive Firehouse on January 23rd or 24th pending availability; Bev will check and reserve the date.

5. **Langley Island Tree: Info**

The dead pine tree will be removed by the contractor asap. The cost for removal is \$800.

6. **Architectural Control Requests: Steve**

Requests for deck replacement/enlargement and dog run were received and approved.

7. **Damaged Mailbox: Info**

A damaged mailbox hit by a UPS truck will be replaced at 102 Odessa Place. The mailbox is useable and we have mailboxes and posts on hand to repair it. Vince will coordinate with our contractor for the needed repairs.

8. FireWise/ Wildfire Mitigation: Dave

Good news! The city Fire Department has secured federal government funds for mitigation efforts that can be used for Tracts A and C. The city has a mitigation team that will remove debris and will accomplish the efforts in late October 2023. Dave will contact property owners that abut the tracts when a date is secured.

9. Covenant Violations: Steve

Notices of violation of yard maintenance requirements will be made to two renters/property managers. Fines will be imposed if the violations continue.

10. The meeting adjourned at 7:42 PM.

- Snow removal and property owner responsibilities.

The city code requires that snow be removed on sidewalks within 24 hours. Homeowners on Broadmoor Bluffs Drive reported they received notices of violation for the last snowfall. That snowfall was under 3-inches, which is our HOA requirement for calling our snow removal service. **Homeowners are advised as follows:** The city owns the sidewalks; however, homeowners are required to remove the snow on the sidewalks adjacent to their property within 24 hours of a snowfall. The HOA does not call snow services for less than 3 inches of snow.

A previous Board added snow removal on member sidewalks as an HOA member benefit; it is not a RULE or Covenant benefit, however. At that time, sidewalk snow removal service was \$30/hour. Services have now increased to \$50/hour. The current board is considering removing this benefit rather than making the appropriate increase to annual dues to cover sidewalk snow removal. If members have thoughts pro/con, you may send your considerations to bev@sitesandsounds.com to share with the board for decision making.

Some members have inquired about a recent snow removal where the snow cover was less than 3-inches. Steve learned from our snow service that the contractor had thought 2-inches was our guideline. The company will not charge for that day's service.

- Dues.

Members are reminded to pay annual dues by March 15. Late dues incur a \$30 fee plus an annual 8% interest charge. Dues check can be mailed to:

Mountain Oaks HOA
6510 S. Academy Blvd., Ste. #310
Colorado Springs, CO 80906-8691

- Barking dog nuisance

A continuing nuisance complaint has been brought to the attention of the Board, and it is being investigated.

