



Mountain Oaks Homeowners Association (MOHA)

Board Minutes 12/15/2022

MOHA Board of Directors Meeting Minutes 12/15/2022

In attendance: Steve Carmichall, Vince DeSandro, Stu Yaap, Dave Luken/Member-at-Large, Bev Collins/HOA Website Administrator

1. Annual Homeowners Meeting: The annual meeting will be held January 25, 2022 at 6:30 PM, Fire House 16 on Farthing Drive next to the public park.

2. Treasurer's Report: Funds on hand as of December 31, 2022 are \$13,828.

Stu will present the 2022 Financial Summary and the 2023 Proposed Budget at the Annual Meeting in January 2023.

3. Mailbox Replacements: Vince reported that there were five replacements in 2022 at a cost of \$2,513 with \$1,351 reimbursed to the HOA by insurers and property owners. This was a substantial increase over replacement costs of \$770 in 2021. The HOA pays half of the replacement cost and the property owner half when there is no insurance recovery due to unknown person or entity causing the mailbox damage.

Property owners need to be aware that the Post Office will not deliver mail unless there is a 30-foot clearance in front of their mailbox. Parked cars, contractor vehicles and trash receptacles may impact this required postal clearance.

4. FireWise and HOA Wildfire Mitigation Efforts: Dave reported that 219 mitigation hours were expended in 2022 by the HOA and property owners. Based on these hours, the HOA has achieved FireWise Neighborhood designation for 2023. Efforts for next year include removal of the dying pine tree in the Langley Place island and potential mitigation efforts in conjunction with the Colorado Springs Fire Department in Tracts A, B and C open spaces owned by the HOA.

Homeowners can request a mitigation evaluation of their property from the fire department and can be reimbursed up to \$500 for the cost of mitigation when a contractor has submitted a cost estimate to the homeowner and is present during the evaluation.

Two Neighborhood Chipping Program dates are scheduled for the Mountain Oaks subdivision in 2023 on May 8th and August 7th. Property owners must register to participate in the free service by calling 719-385-7493 and must bundle their stacked piles of dead tree branches at their curb. Incorrectly stacked piles will not be picked up for chipping.

5. Fence Replacement Project: Steve reported that replacement from Mahogany Lane down Broadmoor Bluffs Drive and along Neal Ranch Road was completed this past summer at a cost of \$3,000. Phase 3 will complete fence replacement this summer from Mahogany Lane to Jessana Heights. The cost of the entire project was funded by annual HOA dues collected from 2021 to 2023.

6. Board Vacancies: Steve reported that the Board is soliciting volunteers for vacancies (Secretary and Treasurer) in 2023. There are currently only three positions filled on the Board which has five positions authorized by the HOA By Laws. Interested volunteers may contact Steve for more information at 719-332-6225.

7. New items will be presented at the Annual Homeowners Meeting in January.

8. The meeting adjourned at 7:45 PM.