

MOUNTAIN OAKS



HOMEOWNERS

MOHA Annual Meeting

Mountain Oaks Homeowners Association

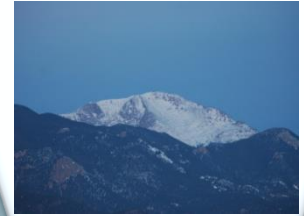
January 22, 2019

Welcome Homeowners!
www.mountainoakshoa.org

2018 MOHA Annual Meeting Agenda

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

- **Meet your neighbors, enjoy coffee and cookies before or during meeting**
- **Call to order – Steve Carmichall** **7:00**
 - HOA activities and issues
- **Firewise – Colorado Springs Fire Department** **7:15**
 - Wildfire Mitigation Program Coordinators
- **Introduction – HOA Attorney Debra Fortenberry** **7:25**
 - MOHA Policies and Rules
 - Authority of MOHA Board
- **Maintenance/Arch. Control – Steve Carmichall/Vince DeSandro** **7:50**
 - Requests/Complaints
 - Mailboxes and drainage repairs on HOA-owned driveway
- **Finance Report for 2018 – Jill Mohler** **8:00**
 - Recap of 2018 budget
 - Presentation of 2019 proposed budget; discussion
 - Vote on new budget for 2019
- **Contest for MOHA Signage and Logo – Beth Crumpton** **8:15**
- **Election of 2019 MOHA Board** **8:20**
 - Nominations from floor and nominations prior to meeting
 - Nominations closed
 - Voting and counting of ballots
 - Announcement of 2019 Board
- **Adjourn Meeting, Refreshments** **8:30**



2018 Board of Directors

President

Steve Carmichall

Vice-President

Vince DeSandro

Treasurer

Jill Mohler

Secretary

Celeste Fitzpatrick

Member-At-Large

Beth Crumpton



Why Does MOHA Exist?

Steve Carmichall

Two main purposes:

- **Safety and security of the neighborhood**
- **Neighborhood appearance and property values**

2018 Homeowner participation

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

➤ Email Communication

- 71 Members receive email notifications of board minutes, annual meeting notices, special announcements
- Members for whom we do not have email addresses or whose email addresses have bounced back do not receive notifications

Firewise

MOUNTAIN OAKS



HOMEOWNERS

Thank you to Colorado Springs Fire Department—Firewise for all their work to keep our neighborhood safe. Thanks to Jeremy and Ashley for coming tonight.

Proposed Improvement Projects - Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

➤ Fence Replacement on BBD and NRR

- Deteriorating condition of current fence
- Budget for project to begin in 2019

➤ Mailbox and Post replacement

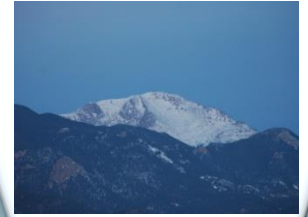
- Security Concerns
- Identity Theft
- Cost of replacements of current style post \$500-\$600
- Mail Manager 7506
- 22 mailboxes replaced in 2018; cost \$6416
- 46 mailboxes remain to be replaced; approx. \$15,000

➤ Drainage Repair on upper BBD

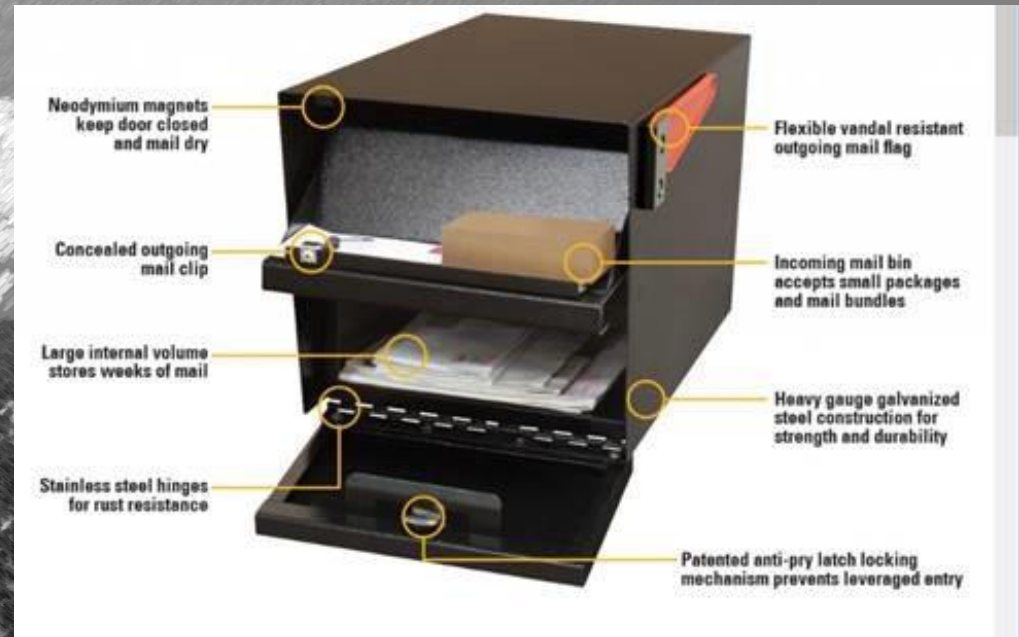
- Water runoff impacting homeowner
- Approx. cost for repairs is \$58,000

2019 Project Post/Locking Mailbox

MOUNTAIN OAKS



HOMEOWNERS





Policies and Procedures on MOHA website Steve Carmichall

- **RULES (added in 2018)**
- **MOHA Policy For Conduct Of Meetings**
- **MOHA Policy And Procedures For The Adoption And Amendment Of Policies, Procedures, And Rules**
- **MOHA Policy For Conflict Of Interest**
- **MOHA Policy On Collections**
- **MOHA Enforcement And Fines Policy**
- **MOHA Policy And Procedure For Inspection And Copying of Association Records**
- **MOHA Policy For Document Retention And Destruction**
- **MOHA Policy On Reserve Studies**
- **MOHA Policy On Investment Of Reserves**
- **MOHA Policy On Fees For Services**



Rules, Policies, Fines Enforcement and Board Authority

Debra Fortenberry – Legal Counsel

- **Rules and Policies Enforcement**
- **Fines**
- **Authority of Board to act and make decisions on behalf of MOHA**



2018 Activities

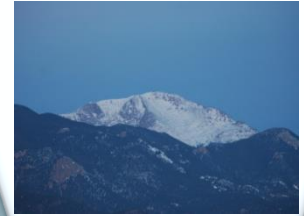
Vince DeSandro

- **Community Sustainment**
 - Winter snow removal – sidewalks and common drives
 - 3X Cleanup of landscape areas on BBD and NRR
- **Requests/Complaints**

Architectural Control

Vince DeSandro

MOUNTAIN OAKS



HOMEOWNERS

Requests

Deck repair/paint
House Repainting
New Windows
New Roof
Dog Run
Sheds

Complaints

Yard Maintenance
Dead Tree
Car Parked in Side Yard
House Needs Repainting

Architectural Control for 2018

Vince DeSandro

MOUNTAIN OAKS



HOMEOWNERS

➤ Maintenance

- **Snow removal –The snow removal call is 2” to be placed in the Queue.**
- **Our new snow removal service is C. Martinez Landscaping.**
- **For snow removal on side streets, call Colorado Springs City Street Division and ask them to send a plow truck. The number is 719-385-5934. Request that anti-skid salt be put down at icy stop signs. For after hours requests (after 5 pm) call the emergency snow removal line at 719-278-8352. We will receive higher priority if there are more calls.**



2019 Architectural Approvals needed from MOHA Board – Vince DeSandro

- House Painting
- Roofs
- Decking
- Landscaping
- Driveways
- Tree Removal (live trees)
- Windows
- Fencing
- Trampolines/play structures
- Other Property Projects as required

2019 Financial Report

Jill Mohler update

MOUNTAIN OAKS



HOMEOWNERS

Summary of 2018

Starting balance: \$46,880

Income +\$26,926

Expenses -\$24,200

Ending balance: \$49,606



2018 Financial Summary

Jill Mohler update

How did we spend the dues this year?

- Common Area Maintenance - \$4,240 (spring clean up, summer weed removal, hail storm clean up, tree/stump removal)
- Snow Removal - \$2,150
- Mailbox Purchase and Phase 1 Installation - \$6,416
- Insurance - \$2,392
- Legal - \$2,579
- Operating (PO Box, postage & supplies) - \$594
- Storm water fees to the City (New Fee) \$68
- Engineering/Design Storm Drain Relocation \$5,760

2018 Budget vs. Actual

Jill Mohler update

MOUNTAIN OAKS



HOMEOWNERS

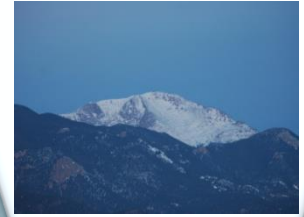
Major Categories	2018 Approved Budgeted Amount	Actual 2018 expenditures
Neighborhood Improvement Project for Mailboxes	\$30,000	\$6,416 ~\$15,000 remaining for Phase 2 and 3 installations to be completed in 2019
Snow Removal & Landscape Maintenance	\$8,000	\$6,390 <ul style="list-style-type: none"> • \$2,150 snow • \$4,240 landscape cleanups (3) (under budget \$1,610)
Legal	\$2,500	\$2,579 (over \$79)
Insurance	\$3,000	\$2,392 (under budget \$608)
Operating Expenses	\$750	\$594
Unbudgeted expense		\$5,760 Engineering/Design drain replacement and \$68 storm water fee
TOTAL	\$44,250	\$24,200 (\$20,000 allocated but, not expended on mailboxes in the first phase)

DUES INCREASE

Major Neighborhood Improvement Needs

- *\$58,000 Storm Drain Relocation 2019
(Construction, permitting, and easement acquisition)
- *Phased Fence replacement ~\$65,000 2020-2021
- *Re-build reserves

MOUNTAIN OAKS



HOMEOWNERS



Regular Revenue $82 \times \$325 = \$26,650$ vs.
Dues Increase Revenue $\$395 = \$32,390$ (+\$5,740)



2019 Proposed Budget

Jill Mohler update

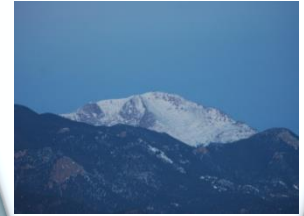
EXPENSE	COST
Mailbox Installations	\$15,000 (previously approved)
Storm Drain Relocation	\$58,000
Snow Removal & Maintenance	\$4,000
Insurance	\$2,500
Legal	\$1,000
Operating Expenses	\$850
<u>Budget for Approval</u>	<u>\$81,350</u>
<u>Projected Operating Balance</u>	<u>\$81,996</u> \$49,606 (existing balance) \$32,390 (dues)

Reserve Study

Colorado Common Interest Ownership Act

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

1) Inventory Assets

- Fence
- Driveway
- Xeriscape areas
- Drain
- Mailboxes

2) Estimate Life Expectancy and Replacement Costs with interest

3) Develop a savings plan (reserves) to begin saving incrementally to replace and maintain assets.

Volunteers needed for Reserve Committee

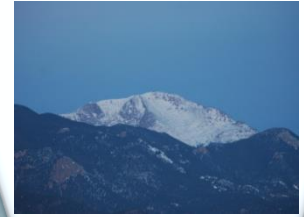
3-6 months

Research costs, develop Reserve Strategy Report with amortized replacement costs

MOHA Logo and Signage Contest

Steve Carmichall

MOUNTAIN OAKS



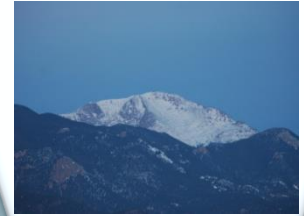
HOMEOWNERS

- : Mountain and Oaks used in a creative way
- Logo for HOA Letterhead, Website, AND
- Neighborhood Signage (See fence at Neal Ranch and Broadmoor Bluffs Dr.)
- Winner's Prize: \$100



MOHA 2019 Board of Directors Nominations – Vince DeSandro

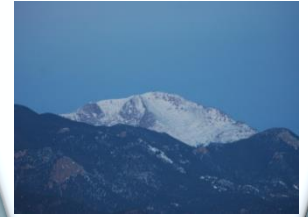
MOUNTAIN OAKS



HOMEOWNERS

- **Nominations for new board members (received prior to 12/20/2018)**
 - **Steve Carmichall**
 - **Jill Mohler**
 - **Vince DeSandro**
 - **Celeste Fitzpatrick**
- **Positions will be established by the elected board at the first 2019 meeting**
- **Nominations from floor**
- **Election via ballot and proxies**
- **Election of officers**
 - **Volunteers to count votes**
 - **10% of MOHA constitutes a quorum**

MOUNTAIN OAKS



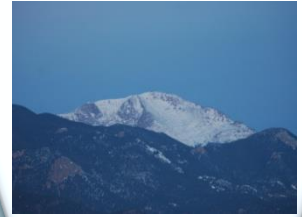
HOMEOWNERS

Steve Carmichall

**Announcement of 2019
MOHA Board**

**We invite you to stay for
refreshments and visit with
the 2019 board**

MOUNTAIN OAKS



HOMEOWNERS

**Our Homes,
Our Community,
Our Shared Responsibility
Thank You For Attending**