

Mountain Oaks Homeowners Association (MOHA) Annual Meeting Notification

Dear Mountain Oaks Homeowner Association Member:

- What: Annual MOHA meeting
- Date: January 22, Tuesday, 2019
- Time: 7:00 pm – 8:30 pm
- Place: Meeting will be at our local Fire Station 16 Community Room, 4980 Farthing Drive, Colorado Springs
- Refreshments: Coffee and Cookies will be available before and after meeting.
- Dues Notice: Annual Dues of \$395 may be paid at the meeting or by mailing your dues to: Mountain Oaks HOA, 6510 S. Academy Blvd., Ste. A #310, Colorado Springs, CO 80906-8691
Dues are increased for 2019 to off-set needed HOA infrastructure repairs in 2019 and beyond.

The annual meeting to close out the 2018 year will be held Tuesday, January 22, 2018 at Fire Station 16, 4980 Farthing Drive.

It is time to elect board members. New people, new ideas! Please provide current board members with names of volunteers willing to run for office in 2019.

If you are unable to attend, we request that you send your signed proxy (back side of this invitation) with the person authorized to vote for you. One-tenth of membership votes is required to constitute a quorum.

This mailing includes the annual dues billing for 2019.

We look forward to seeing you on Tuesday, January 22nd. Please contact any board member if you have questions/suggestions.

Sincerely,
Steve Carmichall
President, MOHA
www.mountainoakshoa.org

Members, please note: The MOHA website data base is used for email communication, USPS mailings, and phone number contact. If your information changes, please update your profile on the MOHA website: <http://www.mountainoakshoa.org>. It is necessary for you to have a working email address to receive email communications. If you have never accessed your profile, when you arrive at the website, you will be asked for a system password. The password is Broadmoor5887. You will then be able to click on your name in the Home Profiles list and follow the directions to create your homeowner profile; some of your information may already be in your profile. During the process, you will create your own unique password which you will use to log in on future visits to the site. For member privacy the membership list is not visible to those who have not created profiles. There is a default option to make your profile visible to all logged in members; if you do not wish to have your name visible on the Home Profiles list, select "No."

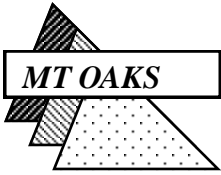
If you have an email address listed in your profile, you will receive announcements of board meeting minutes, annual meeting notice, current information announcements and newsletters. Please update any changes to your email or physical mailing address.

If you need assistance changing your information, please email information to: bev@sitesandsounds.com or phone Bev (MOHA Board Secretary) at 719-641-2984.

- This mailing includes:**
- Annual Meeting Invitation**
- Annual Meeting Agenda**
- Proxy Ballot**
- Annual Dues Notice**

Meeting Agenda:

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

PROXY 01/22/2019

(Reference: Section 5 Proxies, MOHA Bylaws)

Home Owner Name(s): _____

Homeowner Address: _____

I give _____ authorization to vote on my behalf on all issues put to a vote by the homeowners' association at the January 22, 2019, annual meeting.

Home Owner(s) Signature: _____

Date: _____

This form must be presented at the time of voting by the individual who is authorized to vote for you during the annual MOHA Meeting.

December 22, 2018

Dear Homeowner:

The 2019 annual dues assessment of \$395 is now due. Please remit your payment on or before February 28, 2019.

Please make checks payable to:

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

Thank you for your prompt payment. Please let us know if you need help updating your contact information on the website.

Sincerely,

Jill Mohler

MOHA Treasurer

Late Fee Notice:

Due Date and Delinquency. *Payment for all assessments¹, fines and other charges is due on the date specified on the invoice and is considered late if not received by MOHA or its designated payee by the 30th day after the date listed on the invoice. Owners should allow ample time for mailing and receipt of payments. An account is delinquent if an Owner has an unpaid balance for more than sixty days.*

¹ The term "assessment" means regular and special assessments, fees, charges, late charges, attorney fees, fines, interest, and collection costs.

Late Fees and Interest. *If payment is not received within 30 (thirty) days of the date specified on an invoice (“Past Due Date”), the account and payment are considered late and a late fee of thirty dollars (\$30.00) will be assessed to the Owner’s account. Any assessments and late fees that remain unpaid as of the Past Due Date shall bear interest from and after the Due Date at the rate specified in Section 608 of the MOHA Covenants.*²

Updated Contact Information, *only if different from website information*

Name: _____

Mailing address: _____

Telephone (H): _____ (C): _____

Primary email address: _____

Secondary email address: _____

²MOHA Covenants, ¶ 608.Effect of- Nonpayment of Assessments; Remedies of the Association. Any assessments which are not paid when due shall be delinquent. Any assessment not paid within thirty (30) days after the due date thereof shall bear interest from the due date at the rate of two percent (2%) over prime rate of the First National Bank of Colorado Springs per annum.