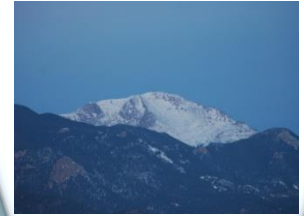


MOUNTAIN OAKS



HOMEOWNERS

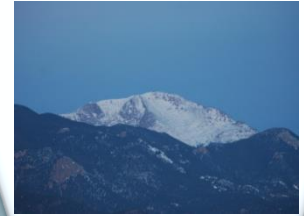
MOHA Annual Meeting
Mountain Oaks Homeowners Association
January 15, 2020

Welcome Homeowners!
www.mountainoakshoa.org

2020 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 – Dave Luken** **7:20**
 - Wildfire Mitigation Program
- **HOA Attorney - Debra Fortenberry** **7:35**
 - MOHA Policies and Rules
 - Authority of MOHA Board
- **Maintenance/Arch. Control – Steve Carmichall/Vince DeSandro** **7:50**
 - Requests/Complaints
 - Curbing Repairs
 - Mailboxes and drainage repairs on HOA-owned driveway
- **Finance Report for 2019 – Jill Mohler** **8:00**
 - Recap of 2019 budget
 - Presentation of 2020 proposed budget; discussion
 - Vote on new budget for 2020
- **MOHA Signage and Logo - Jill Mohler** **8:15**
- **Election of 2020 MOHA Board** **8:20**
 - Nominations from floor and nominations prior to meeting
 - Nominations closed
 - Voting and counting of ballots
 - Announcement of 2020 Board
- **Adjourn Meeting, Refreshments** **8:30**



2019 Board of Directors

President

Steve Carmichall

Vice-President

Vince DeSandro

Treasurer

Jill Mohler

Secretary

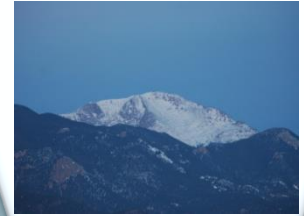
Celeste Fitzpatrick

Member-At-Large

Dave Luken

Member-At-Large

Kim Koessel

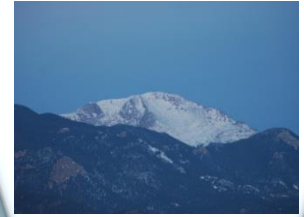


Why Does MOHA Exist?

Steve Carmichall

Two main purposes:

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



2019 Homeowner Participation

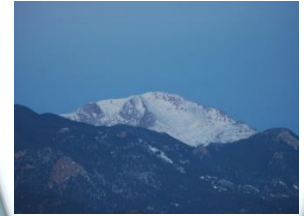
Steve Carmichall

➤ Email Communication

- 73 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

MOHA Infrastructure Projects - **Steve Carmichall**

MOUNTAIN OAKS



HOMEOWNERS

➤ **Fence Replacement on BBD and NRR**

- Deteriorating condition of current fence; 33 years old
- Budget for project to begin in 2020; 2 or 3 phases- cost \$67k

➤ **Mailbox and Post replacement**

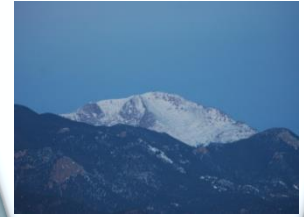
- Security Concerns
- Identity Theft
- 22 mailboxes replaced in Nov 2018; cost \$6416
- 46 mailboxes replaced in 2019; cost \$15,000

➤ **Drainage Repair on upper BBD**

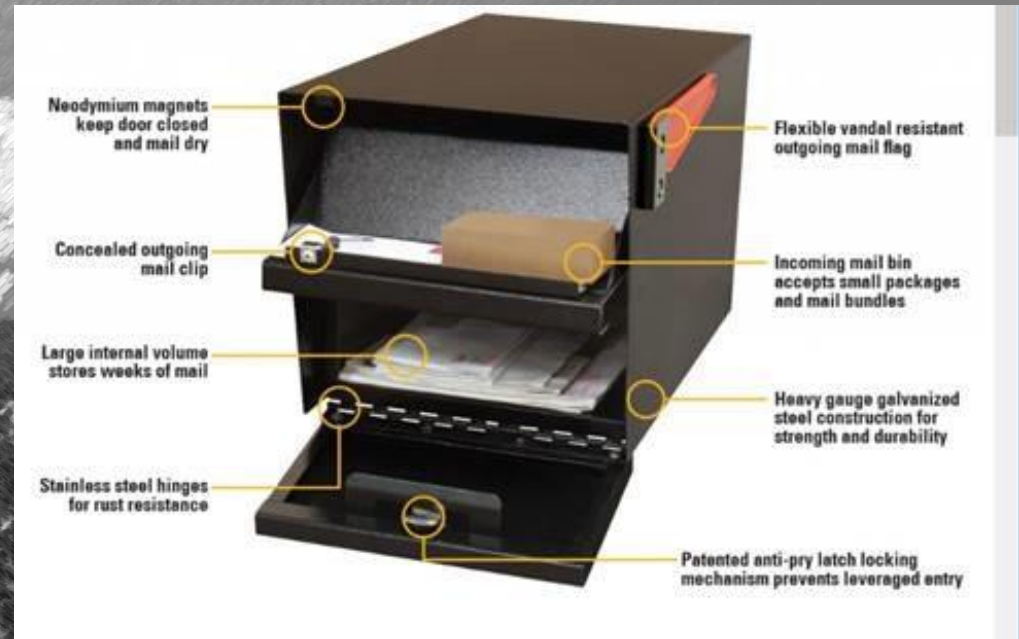
- Water runoff impacting homeowner
- New curbing and asphalt resurfacing completed Oct 2019
- Cost for repairs was \$56k

2019 Project Post/Locking Mailbox - Steve Carmichall

MOUNTAIN OAKS



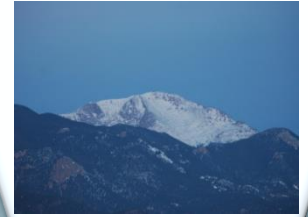
HOMEOWNERS



Drainage Replacement on upper BBD

Steve Carmichall

MOUNTAIN OAKS

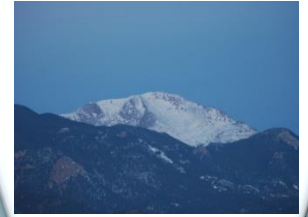


HOMEOWNERS



Drainage Replacement on upper BBD Steve Carmichall

MOUNTAIN OAKS



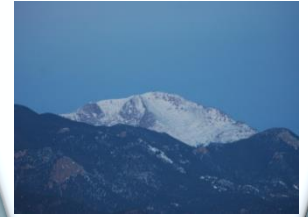
HOMEOWNERS



Phased fence replacement
planned for 2020, 2021, 2022

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS





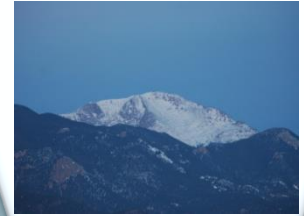
Fines and Collection Policy

Steve Carmichall

Schedule of Fines, Special Assessments and Payment Plans. The Schedule of Fines that may be levied for violation of the provisions of the Declaration, Bylaws, Rules and Regulations and Resolutions of the MOHA are as follows:

Revised SCHEDULE OF FINES November 12, 2019:

- 1st offense/notice of violation – no fine**
- 2nd offense or notice of non-compliance (for each infraction) \$100**
- 3rd offense or notice of non-compliance (for each infraction) \$175**
- 4th for all subsequent offenses or notices of non-compliance (for each infraction) \$275**



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**



Firewise

Dave Luken

- Firewise Designation
- Homeowner Support
- Thank you to Colorado Springs Fire Department/Firewise for all their work to keep our neighborhood safe.



Rules, Policies, Fines Enforcement and Board Authority

Debra Fortenberry – Legal Counsel

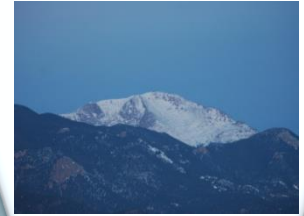
- **Importance of Rules and Policies**
- **Authority of Board to act and make decisions on behalf of MOHA**
- **Homeowner responsibility to abide by HOA Declarations & Policies**



HOA Maintenance

Steve Carmichall

- **Community Sustainment**
 - **Winter snow removal – sidewalks and HOA drives**
 - **Four snow removals Oct – Dec 2019**
 - **2X Cleanup of landscape areas on BBD and NRR**
 - **Curbing Repairs Langley and BBD 2020**
 - **Fence Replacement 2020-2022**



Architectural Control

Vince DeSandro

Requests

- Deck repair/paint
- House Repainting
- New Windows
- New Roof
- New Deck
- New Garage Doors
- New Stucco

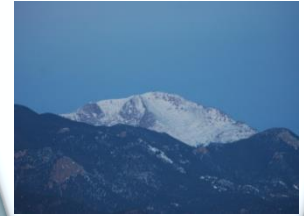
Complaints

- Yard Maintenance
- House Needs Repainting
- Barking dog
- Roof needs replacing

Architectural Control for 2019

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

MOUNTAIN OAKS



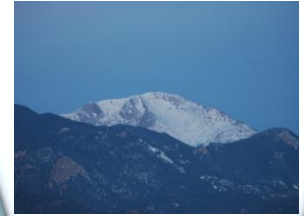
HOMEOWNERS

Starting balance:	\$49,606
Income	+\$42,065
Expenses	-\$81,871
Ending balance:	\$9,800

2019 Financial Summary

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

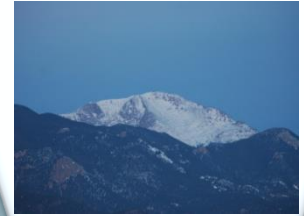
How did we spend the dues this year?

- 11 Snow Removals! - \$9,390 (vs. ~\$2,100 last year)
- Mailbox Purchase and Final Installations - \$13,624
- Common Area Clean Up/tree damage removal - \$3,058
- Insurance - \$2,006
- Legal - \$580
- Misc. Operating (PO Box, postage & supplies) - \$295
- Storm water fees to the City - \$213
- Storm Drain Relocation and Driveway Replacement - \$52,706

2019 Budget vs. Actual

Jill Mohler

MOUNTAIN OAKS



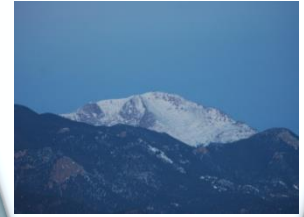
HOMEOWNERS

Major Categories	2019 Approved Budgeted Amount	Actual 2019 expenditures
Neighborhood Improvement Project Mailbox Installations	\$15,000	\$13,624 (under budget ~\$1,376)
Snow Removal, Spring/Summer Clean Up, Weed Abatement, Tree Removal	\$4,000	\$12,448 <ul style="list-style-type: none"> • \$9,390 snow • \$3,058 landscape cleanups (2) (over \$8,448)
Legal	\$1,000	\$580 (under \$420)
Insurance	\$2,500	\$2,006 (under \$494)
Operating Expenses and Storm Drain Fees	\$750	\$508 (under \$242)
Storm Drain Relocation/Driveway Repair	\$58,000	\$52,706 (under \$5,294)
TOTAL	\$81,350	\$81,870 (over -\$520)

2020 Proposed Budget

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

Budgeted Item	COST
Neighborhood Improvement Phase 1 Fence Replacement (\$9,500 Insurance payment in 2019 for losses)	\$20,000
Neighborhood Improvement Curb on Langley Cntr. Circle (Cost share with the City)	\$3,000
Storm Drain Relocation (final sod and soil landscaping)	\$750
Branding/Logo Design	\$100
Snow Removal & Maintenance	\$9,000
Insurance	\$2,500
Legal (collection enforcement/liens)	\$1,000
Operating Expenses, including unrecoverable mailbox repairs	\$1,400
RESERVES	\$5,230
<u>Budget for Approval</u>	<u>\$42,980</u>

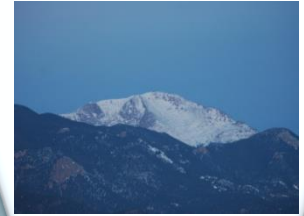
Projected Operating Budget for 2020 \$42,980

\$9,800 (existing balance) + \$33,180 (dues)

MOHA

Image for the future

MOUNTAIN OAKS



HOMEOWNERS

Existing “branding” and inconsistent look



MOHA

Image for the future

MOUNTAIN OAKS



HOMEOWNERS

Brands add value, a sense of place and comfort



MERIDIAN RANCH



BANNING LEWIS RANCHSM

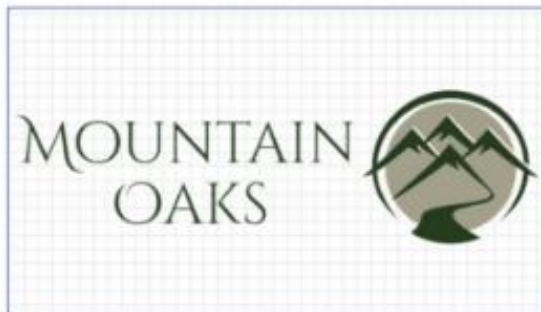
AN OAKWOOD HOMES COMMUNITY

MOHA Logo and Future Signage

MOUNTAIN OAKS



HOMEOWNERS

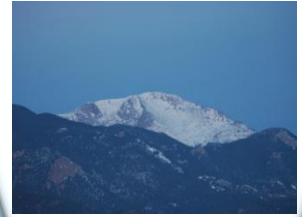




MOHA 2020 Board of Directors Nominations

- **Nominations for board members (received prior to 1/15/2020)**
 - **Steve Carmichall**
 - **Jill Mohler**
 - **Vince DeSandro**
 - **Celeste Fitzpatrick**
 - **Dave Luken**
- **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



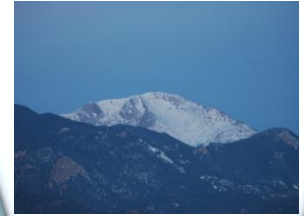
HOMEOWNERS

Announcing new board Steve Carmichall

**Announcement of 2020
MOHA Board**

**We invite you to stay for
refreshments and visit with
the 2020 Board**

MOUNTAIN OAKS



HOMEOWNERS

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