



Mountain Oaks Homeowners Association (MOHA) Annual Meeting Minutes

January 22, 2019

The meeting was called to order at 7:00 pm by President Steve Carmichall at the Fire Station 16 Community Meeting Room. The meeting was adjourned at 8:30 pm.

Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website.

A pdf of the PowerPoint slide presentation from the meeting may be accessed [here](#). The presentation highlights the Association's 2018 activities and 2019 plans.

Business:

Election of new officers

Nominations for 2019 officers were opened to the floor. There were no new nominations. Motion was made to close nominations.

Board members elected for 2019 are Steve Carmichall, Jill Mohler, Vince DeSandro and Celeste Fitzpatrick. The position of Member at Large is still open.

Board duties will be determined at the first meeting of the new board. Last year's board was thanked for their work.

Financials

Treasurer Jill Mohler prepared a financial summary for 2018 and a proposed 2019 budget. It was approved to raise dues for 2019 to \$395 to cover necessary expenses. The 2019 budget was approved. Mailbox installation will continue. Fence replacement on Broadmoor Bluffs Drive will be contracted. Repair will be made to an HOA owned driveway.

Note: financial information is available in the Annual Meeting Slide Presentation.

Dues - \$395 for 2019

Payment is due by February 28, 2019 to avoid Late Fees.

30 days overdue: \$30, including interest + Notice of Delinquent Account.

60 days overdue: Past due bill, including accrued interest + Certified Notice of Delinquent Account.

90 days overdue: Past due bill, including interest + a Certified Notice of Delinquent Account, and Notice of Intent to Lien.

120 days overdue: Intent to Lien will be filed.

150 days overdue: Balance due, late fees and accrued interest will be turned over to an attorney.

The above Late Fees do not include additional costs for collection, if needed, such as registered mail.

The MOHA mailing address to send annual dues is:

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

Presentation by HOA Legal Counsel Debra Fortenberry

Debra went over the policies we are required to have in place and HOA actions taken by the board.

Policies may be viewed on the website:

- **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**

Maintenance and Architectural Approvals

Steve Carmichall and Vince DeSandro reviewed Requirements for Approval. Approvals are based on consistency with the neighborhood, natural colors, and consistency with the area.

Approvals are required for:

- All new structures
- House Painting
- Roofs
- Decking
- Landscaping Driveways
- Tree Removal (live trees)
- Siding
- Fencing

All new structures such as trampolines and play sets – these may be conditionally approved with yearly inspection for safety and maintenance.

The MOHA website has a print and mail form to make requests, and a form that

can be filled out and mailed online.

Presentation by Colorado Spring Fire Department, Firewise

There are 13 houses of our 82 participating in Firewise. To keep our Firewise recognition, we need to establish 82 hours of Firewise work as an HOA. Please keep track of hours you have done Firewise on your property or the community property. Sherry from the fire department said the fire department will support us to clean up our common areas if we let them know the date ahead of time.

Free chipping for the community for 2019 is set for the week of September 2. (Please see MOHA website for details.)

Logo Contest

A logo contest is planned. More information will be on the website soon.

Member Information

The member database information is maintained from the website. (www.mountainoakshoa.org) Homeowners are reminded to update their contact information on the website (change of billing address, email address, phone number) to keep the database up to date. MOHA members receive email notification of Newsletters and Board Minutes posted to the website if they have an email address. The email address used is from the homeowner profile on the website. If you need assistance creating or updating your profile on the website, please contact [Beverly Collins](#).

Annual Minutes submitted by Celeste Fitzpatrick, Secretary