



**Mountain Oaks Homeowners Association (MOHA)**  
**Annual Meeting Minutes**  
**January 12, 2016**

The meeting was called to order at 7:00 pm by President Chris Tschan at the Fire Station 16 Community Meeting Room. The meeting was adjourned at 8:15 pm.

**Attendance:** Twenty-one members were present; 3 proxies were presented.

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

**Business:**

A pdf of the PowerPoint slide presentation from the meeting may be accessed [here](#). The presentation highlights the Association's 2015 activities.

**Election of new officers**

Nominations for 2016 officers were opened to the floor. There were no new nominations. Motion was made to close nominations: Mary Ann Creque/Dee Caldwell.

Board members elected for 2016 were Chris Tschan, Steve Carmichall, Jill Mohler, Beth Crumpton and Beverly Collins. Board duties will be determined at the next meeting of the board. Last year's board was thanked for their efforts.

**Financials**

Treasurer Jill Mohler prepared a financial summary for 2015 and a proposed 2016 budget.

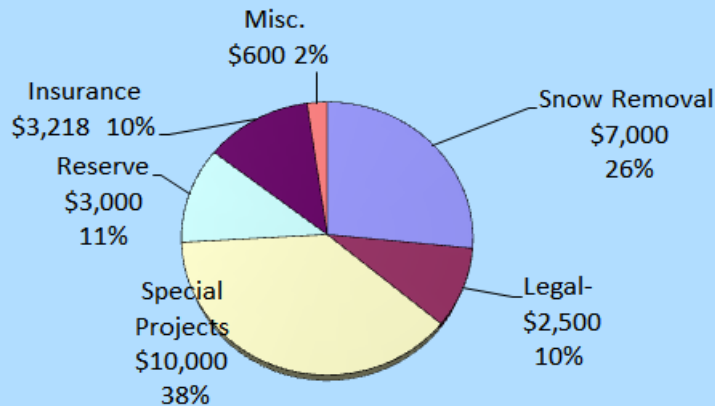
**MOHA Finance summary 2014**

<b>Beginning Balance</b>	<b>9,171.60</b>
<b>Closing Balance</b>	<b>23,705.39</b>
<b>MOHA dues</b>	<b>28,375.00</b>
<b>Miscellaneous Income</b>	<b>75.00</b>
<b>Reimbursements</b>	<b>650.00</b>
<b>Expenses</b>	<b>14,566.00</b>

Note: More financial information is available in the [PowerPoint presentation](#).

The 2016 proposed budget is as follows:

## 2016 MOHA Proposed Budget



### Dues

Dues for 2016 will remain \$325 per member. Dues notice was sent in December with the annual meeting invitation. **The MOHA mailing address to send annual dues is:**

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

Dues are payable **by February 29, 2016**. **Late fees and notices are as follows:**

- **30 days overdue: \$30, including interest + Notice of Delinquent Account**
- **60 days overdue: \$60, including interest + Certified Notice of Delinquent Account**
- **90 days overdue: \$90, 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 interest applied will be turned over to an attorney**
- **The above Late Fees do not include additional costs for collection, if needed, such as registered mail**

Thank you and recognition was given to:

Beth Haworth for maintaining the MOHA website.

Dennis Collins for work on repairing mailboxes.

Beth Haworth and Ross Sederburg for cleaning up the natural area at the corner of NRR/BBD and removing 41 bags of debris.

### Maintenance and Architectural

MOHA snow removal was amended to 2-inches of snow. During this winter snow season we will also be removing snow from all neighborhood frontage sidewalks. The board would like feedback on this new policy. Our snow removal contractor is Landscaping Specialists.

For snow removal on side streets, call Colorado Springs City Street Division and request them to send a plow truck. The number is 719-385-5934 for calls before 5 pm. Request that anti-skid salt or sand be put down at icy stop signs. For after-hours requests (after 5 pm) call the emergency snow removal line at 719-278-8352. After being transferred to an individual or asked to leave a message, request residential streets of Odessa Pl, Langley Pl, and Mahogany Lane be plowed and sanded. Notify other MOHA neighbors so that multiple requests can be made, as appropriate, given situation (severity of snow accumulation, deteriorating conditions, etc.) and urgency of a response by the snow plow(s).

Chris Signore suggests calling early, before 9am, when the plow trucks are out on Broadmoor Bluffs in the early morning hours, and there is over 4-5 inches of snow. Remember, primary roads take priority.

Also, if you would like to report potholes or debris, the 719-385-5934 number is the one to call.

Steve Carmichall - 719-332-6225 [memberatlarge@mountainoakshoa.org](mailto:memberatlarge@mountainoakshoa.org) is the go-to person for property modification approvals. The purpose of approvals is to maintain property values in the neighborhood. Approvals are required for:

- House Painting
- Roofs
- Decking
- Landscaping
- Driveways
- Tree Removal (live trees)
- Siding
- Fencing
- Other Property Projects as required

Requests and Approvals in 2015 were for decking, landscaping, painting, and re-roofing.

2015 Complaints were for yard maintenance, oversized vehicles, loose dogs, barking dogs, and vehicles blocking driveways.

It was noted that a better maintenance plan is needed for the rocked areas.

A new form has been put in place to make architectural requests and is shown below. It may be accessed at the website and filled in online, then mailed to Steve Carmichall.

## **MOUNTAIN OAKS HOMEOWNERS ASSOCIATION (MOHA) Architectural Control Covenant Request Form**

Homeowner Name \_\_\_\_\_

Property Address \_\_\_\_\_

Contact Info (Phone/Email Address) \_\_\_\_\_

Request is for:

**-Painting:**

Of What? \_\_\_\_\_

(House, trim, garage door, fencing, mailbox posts, deck, other)

Paint or Stain Color Name \_\_\_\_\_

Manufacturer \_\_\_\_\_

**-Replacement:**

Of what? \_\_\_\_\_

(Roof, deck, mailbox, fencing, windows, siding, brick, gutters, soffits, driveway, sidewalk, other)

Note: Roof must be tile, slate, metal or composition with dimensional shingle (no asphalt roof permitted). Hillside Ordinance does not permit shake roofs.

Material of Replacement

Item(s) \_\_\_\_\_

Color \_\_\_\_\_ Manufacturer \_\_\_\_\_

**-Landscaping:** Please submit landscaping plan with your Request Form

**-Contractor Info:**

Name of Company \_\_\_\_\_

Contact Person \_\_\_\_\_

Contact Info (Phone/Email Address) \_\_\_\_\_

**-When will work be accomplished?**

**Date(s)** \_\_\_\_\_

**-Homeowner Signature**

\_\_\_\_\_  
Date of Request \_\_\_\_\_

**Please send your request to:**

Steve Carmichall/MOHA ACC

[stcrmch@aol.com](mailto:stcrmch@aol.com)

Phone: 719-332-6225

**Architectural Control Action: For MOHA representative only**

Your project is Approved/Disapproved.

Date of Approval \_\_\_\_\_

If Disapproved, reason will be stated.

\_\_\_\_\_  
\_\_\_\_\_  
**Signature of MOHA Approval/Disapproval Authority**

\_\_\_\_\_  
Date \_\_\_\_\_

#### **Research and Preparation to meet new CCIOA laws**

A major focus of this year's board was to move forward on complying with laws mandated by the Colorado Common Interest Ownership Act (CCIOA). We have:

- \*Received county filings for all MOHA properties
- \*Hired a new MOHA attorney knowledgeable in Colorado HOA law
- \*Drafted MOHA policies required by CCIOA

In 2016 the Board will be further developing Rules & Regulations that will serve as updated interpretations of the Covenants. New MOHA policies will reflect the evolution that has occurred since MOHA was established.

The policies currently in review with our attorney are:

**MOHA Policy on Collections**

**MOHA Conflict of Interest Policy**

**MOHA Conduct of Meetings Policy**

**MOHA Enforcement of Covenants and Rules**

**MOHA Policy on Inspection and Copying of Records**

**MOHA Policy on Investment of Reserves**

**MOHA Adoption and Amendment of Procedures**

**MOHA Policy on Reserve Studies**

**MOHA Policy on Document Retention and Destruction**

**MOHA Policy on Fees for Services**

Once approved by legal counsel, the policies will be available on the website, and members will be notified.

**Survey of Filings for MOHA Properties led to unexpected findings:**

**35 properties had maintenance covenants**

**5 properties had sidewalk easements**

**4 properties had driveway easements**

**5 properties had landscape easements**

**3 properties has utility easements**

The Board developed a spreadsheet that maps which filings apply to which properties. We'll make both the spreadsheet and the actual filings available to homeowners on the MOHA web site later this year. As a result of the research, the MOHA map will require revision. (See the proposed map in the annual slide presentation.) There are only 4 MOHA owned driveways. For now, we will continue to provide snow plowing for the originally designated common driveways where 2 or more homeowners access the same driveways. Homeowners at the meeting voiced the opinion that MOHA dues should not be used to maintain private driveways that are not MOHA owned. The board will notify and meet with the homeowners who own or are using a privately owned driveway. For this winter season, the private driveways which were designated as common drives on the original MOHA map will continue to be plowed.

If you are unsure whether your shared drive is a MOHA owned common drive or privately owned, you can access MOHA parcel information at the El Paso County website: <http://gis2.asr.elpasoco.com/?Sched=7512408044>, then locate the property in question.

**2016 Projects**

A form is available on the website for homeowners to submit ideas:

**Mountain Oaks Homeowner's Association  
Proposed Neighborhood Project**

Title of project:

Homeowner submitting: \_\_\_\_\_

Date submitted: \_\_\_\_\_

Rationale for submission (check as many as applicable):

- Safety
- Neighborhood beautification
- Saves MOHA money
- Other (specify):

\_\_\_\_\_

Proposal details

Current situation: \_\_\_\_\_

Proposed improvement: \_\_\_\_\_

Urgency: \_\_\_\_\_

Who is proposed to do the work: \_\_\_\_\_

Insight into cost for project: \_\_\_\_\_

One project was suggested at the meeting: put sidewalk into area on Langley that is missing a sidewalk.

**Member Information**

The member database information is maintained from the website. 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. The email address used is from the homeowner profile on the website.

\_\_\_\_\_

Annual Minutes submitted by Beverly Collins, Secretary