



**Mountain Oaks Homeowners Association (MOHA)**  
**Annual Meeting Minutes**  
**December 09, 2014**

The meeting was called to order at 6:30 pm by President Chris Tschan at the Cheyenne Mountain Library Community Meeting Room. The meeting was adjourned at 7:35 pm.

**Attendance:** Fifteen members were present; 11 proxies were presented.

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

## **Business:**

### **1. Election of new officers**

Nominations for 2015 officers were opened to the floor. There were no new nominations. Motion was made to close nominations: John Haaren/Vince DeSandro

Board members elected for 2014 were Chris Tschan, Mary Ann Creque, Steve Carmichall, Jill Mohler, and Beverly Collins. The first meeting of the new board will be in January 2014. At that time, board duties will be determined. Last year's board was thanked for their efforts.

### **2. Financials**

Treasurer Dee Caldwell prepared a financial summary for 2014 and a proposed 2015 budget.

#### **MOHA Finance summary 2014**

|                                   |                     |
|-----------------------------------|---------------------|
| <b>Checking Beginning Balance</b> | <b>\$ 10,944.01</b> |
| <b>Savings Beginning Balance</b>  | <b>\$ 0.00</b>      |
| <b>MOHA dues</b>                  | <b>\$ 26,250.00</b> |
| <b>Miscellaneous Income</b>       | <b>\$ 62.12</b>     |
| <b>Expense</b>                    | <b>\$ 28,066.24</b> |
| <b>Balance</b>                    | <b>\$ 9,189.89</b>  |
| <b>Checking</b>                   | <b>\$ 9,189.89</b>  |
| <b>Savings</b>                    | <b>\$ 0.00</b>      |

### **3. Presentation by Board**

A pdf of the PowerPoint slide presentation from the meeting may be accessed [here](#).

The presentation highlights the Association's 2014 activities.

It was noted that the HOA needs to replenish emergency funds as available funds were used to complete this year's Neal Ranch Road xeriscaping project, fence repair, and driveway resurfacing.

Dues in 2014 will be billed in January and due 30 days from receipt. Homeowner Association Covenants covering non-payment of dues was included in the presentation with procedure that will be followed when dues become delinquent. (Penalty is 2% over prime rate + additional costs of collection)

Beth Haworth was thanked for maintaining the MOHA website.

Dennis Collins was thanked for his efforts on special projects.

#### 4. 2014 Budget

A budget was presented for 2014. Motion to accept: Vince DeSandro/Mary Ann Creque

#### Proposed 2015 Budget

|                               |                    |
|-------------------------------|--------------------|
| <b>Special Projects</b>       | <b>\$ 5000.00</b>  |
| <b>Insurance</b>              | <b>\$ 3500.00</b>  |
| <b>Snow /Rock Maintenance</b> | <b>\$ 5500.00</b>  |
| <b>Legal-Covenants</b>        | <b>\$ 5000.00</b>  |
| <b>Reserve</b>                | <b>\$15000.00</b>  |
| <b>Miscellaneous</b>          | <b>\$ 780.00</b>   |
|                               | <b>\$34,780.00</b> |

#### 3. Dues

Dues will remain at \$325/year. Dues will be billed to follow the calendar/elected office year.

#### 4. Maintenance and Architectural

MOHA will continue to adhere to "4-inches of snow" removal rule. Members are asked to call the City Streets division when our streets are not plowed, and to request plowing for the specific streets plus sanding at dangerous intersections. (719-835-5934). Our snow removal contractor is Landscaping Specialists.

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)
- Siding
- Fencing
- Other Property Projects as required

Vince DeSandro presented information on a new Class 4 shingle that is more impact resistant than lower class shingles. Carmichall will research it and put information on the website. Considering the amount of roof replacement due to bad weather the last few years, this should be helpful to homeowners. This class of shingle will provide lower homeowner insurance for many.

Tschan noted the new style fence approved at 5015 Broadmoor Bluffs Dr. Also, homeowners whose fences are set back several feet from the sidewalk may want to consider moving their fences out to reclaim more of their yards.

## **8. Other**

It was noted that the natural area at the corner of Neal Ranch Road needs maintenance.

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). MOHA members receive Newsletters and Notification of Board Minutes posted to website. The email address used is from the homeowner profile on the website.

---

Annual Minutes submitted by Beverly Collins, Secretary