



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes, 2013
December 2, 2013**

The meeting was called to order at 6:33 pm by President Chris Tschan at 55 Langley Pl. and adjourned at 8:10 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Dennis Collins, Special Projects
Dee Caldwell, MOHA member
Steve Carmichall, Member at Large
Beth Haworth, Webmaster
Dave Parks, Treasurer
Bev Collins, Secretary

Next meeting date: Annual meeting will be December 5 at the Fire Station meeting room, 4980 Farthing Drive. The next board meeting will be in January 2014.

Website: <http://www.mountainoakshoa.org>. Board Meeting minutes and Board Member contact information may be accessed at the website. MOHA members are welcome to come to Board Meetings. Please let us know you are coming so we can plan adequate seating.

Business:

1. Mailbox Posts

We will purchase 1 (one) temporary mailbox on post to provide a quick replacement for a downed mailbox. Dennis Collins will select. Dennis has drawn up mailbox post drawings and will construct two standard mailbox posts for permanent replacement. A contractor will be used for installation.

We will draw up a Statement of Work for setting mailbox posts and submit for contractor bids.

We have had two recent downed mailbox posts for which the homeowners chose to repair and bill MOHA for materials.

2. Thank you letter for Amy Sylvester and staff for fire mitigation work/grants this summer.

Bev Collins will send.

3. Snow Removal Bids

We have met with 3 contractors. One has declined to bid. We have received one bid, with the other expected tomorrow. The board will make a decision as soon as both bids are available. Thank you to Dee Caldwell for qualifying candidates and to the committee members (Steve Carmichall, Bev & Dennis Collins, and Beth Haworth) who met with the potential contractors.

The contractors suggested we might consider putting ice melt/sand at dangerous street intersections (e.g., Odessa and Broadmoor Bluffs). Dave Parks explained an insurance legality : if we were to do that, we could be liable for accidents that occurred at those intersections. He also

stated that it is double taxation. We decided to instead provide a handout at the annual meeting requesting homeowners call the city streets dispatcher and request their street to be plowed and intersection sanded after a storm.

4. Periodic Report to state of Colorado

Bev Collins submitted the annual report.

5. Sign reminder for annual meeting

We discussed posting an annual meeting sign at the bottom of Broadmoor Bluffs Drive. The idea was tabled for this year, but should be revisited next year. An annual meeting announcement was mailed to all homeowners 30 days prior to the meeting date and the information is posted on the website, but a number of homeowners have indicated they are not aware of the meeting.

6. Do we need a strategic plan with multi-year objectives?

We request that next year's board address this.

7. New rules for Colorado HOAs beginning January 1, 2014.

We endeavor to comply with all state rules current and as they are legislated. We would welcome anyone with legal expertise to research this topic for us.

8. Fence along Broadmoor Bluffs Drive

On April 1, 2014, ownership and care of fence will be transferred to the homeowner. MOHA will be responsible for repairs until that time. Steve Carmichall asks that any homeowner who needs fence repair submit a request to him (StCrmch@aol.com) so that repairs may be made prior to April 1, 2014. There have been requests from homeowners to remove or move their fencing; requests for alterations to the current fence (removing, moving, etc.) should be directed to Steve for approval first.

The company "Leading Edge Property Services" was suggested for contracting fence repair.

9. Volunteers

We will ask for a show of hands at the annual meeting to determine if there is homeowner interest in volunteering to help maintain common areas next year. Some kind of credit might be considered, e.g. a grocery or restaurant gift certificate.

10. Jessana Heights homeowner billing

Five Jessana Heights homeowners will be billed for annual cleanup (total \$150).

11. Dues and delinquencies

Annual MOHA dues bill will be mailed in January, with payment due in 30 days. If dues are unpaid after the deadline date, a friendly reminder will be sent to the homeowner. If dues remain unpaid, the assessment will accrue interest at the rate of 5.25% per year or 0.44% per month as stated in the covenants:

An explanation of delinquent dues and penalties will accompany the annual statement.

[Mountain Oaks Homeowner Association Covenants](#)

Section 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. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against such Owner's Lot and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, and a reasonable attorney's fee to be fixed by the Court, together with the costs of the action. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

Submitted by Beverly Collins, Secretary