



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
February 11, 2016**

The meeting was called to order at 6:50 pm by President Chris Tschan and adjourned at 8:00 pm.

Present:

Chris Tschan, President
Steve Carmichall, Vice President
Jill Mohler, Treasurer
Vince DeSandro, Member at Large
Beth Crumpton, Member at Large
Bev Collins, Secretary
Dennis Collins, Special Projects

Next meeting date: To be determined

Website: <http://www.mountainoakshoa.org>. Board Meeting minutes and Board Member contact information may be accessed at the website. Email notice of minutes posted to website will be provided to members who have created website profiles. If you need help to create your profile, please contact bev@sitesandsounds.com. MOHA members are welcome to come to Board Meetings. Please let us know you are coming so we can plan adequate seating. (Email: bev@sitesandsounds.com)

Business:

1. Selection of board positions for 2016:

President: Chris Tschan
Vice President: Steve Carmichall
Treasurer: Jill Mohler
Member at Large: Vince DeSandro
Member at Large: Beth Crumpton
Secretary: Bev Collins

Chris Tschan is expected to move from the area later this year. As he looks to transitioning out, he requests the board to begin considering a replacement.

2. Review of annual meeting – time of year, meeting start time, location

Feedback from members is that January is a better time to hold the meeting than December. It also allows the financials for the year to be complete. Start time of 7 pm and location at the local fire station were also satisfactory.

3. How do we notify homeowners about the new \$30 late fee and subsequent late fees/penalties?

A newsletter will be sent later this year to include this information plus adoption of policies and procedures required by the state of Colorado. In the interim, members who had not paid dues by January 22 received notice of the \$30 late fee with their 2016 dues bill.

Members who paid dues early will be informed of the late fee requirements in this posting of the minutes.

4. Revisit 2 inches snow removal

In the last large snow storm, it was necessary to call for snow removal twice. Timing of snow removal may be more important than how many inches have accumulated. It may be better to call for snow plows half way through a storm so there won't be a large accumulation after plowing. We may also want to consider timing the snow removal to coincide with homeowners leaving for work or arriving home from work.

Follow up: Steve Carmichall will contact our snow removal company to learn how we might cooperate to achieve the best timing for snow removal.

5. Snow removal on homeowner's private driveways

The board will survey homeowner interest in having their private driveways snow plowed. We are considering an opt-in system where a member would pay a yearly fee which would be billed as a special services assessment in addition to dues. The goal would be to make this service self-supporting. All driveways would be billed at the same price.

If there is sufficient interest, we will work further with our snow removal service to determine a yearly price. The opt-in for this additional service would be in September-October.

Follow up: Bev Collins will post an online survey where homeowners can mark Yes (interested) or No (not interested) in having their private driveway snow plowed. (This survey is now active on the website: "Snow plowing of homeowner driveways" in left side navigation. There are 46 homeowners who have created profiles and are eligible to respond to the survey. If you have not created a profile, but would like to respond, please email Yes or No to bev@sitesandsounds.com with subject line: snowplow private driveways.)

Follow up: Steve Carmichall will contact our snow plowing company about homeowner interest.

6. How do we notify homeowners who live on a private driveway or share access to a private driveway that they are not on a MOHA owned street?

The board determined to summarize the discovery process and ask homeowners to verify that the information is correct as the first step:

"To Homeowners involved:

"In the work the board has done the past year to put in place state required policies and procedures for HOAs, we discovered that MOHA owns and is responsible for only 4 drives (streets), as shown on the map below. MOHA owned drives are in black. Privately owned driveways and their respective homeowner are in green. Homeowners sharing access to either MOHA owned drives or privately owned driveways are in blue. Specifically, the properties that have privately owned driveways or are using a privately owned driveway are:

65 Mahogany Lane (shared by 75 Broadmoor Bluffs Dr. and 5115 Broadmoor Bluffs Dr.)
5105 Broadmoor Bluffs Dr. (shared by 5087 Broadmoor Bluffs Dr.)

108 Odessa Pl. (shared by 114 Odessa Pl. and 102 Odessa Pl.)
5146 Neal Ranch Rd. (shared by 5125 Neal Ranch Rd.)
5125 Neal Ranch Rd. (shared by 5115 Neal Ranch Rd.)
5 Langley Pl. (shared by 15 Langley Pl. and 10 Langley Pl.)

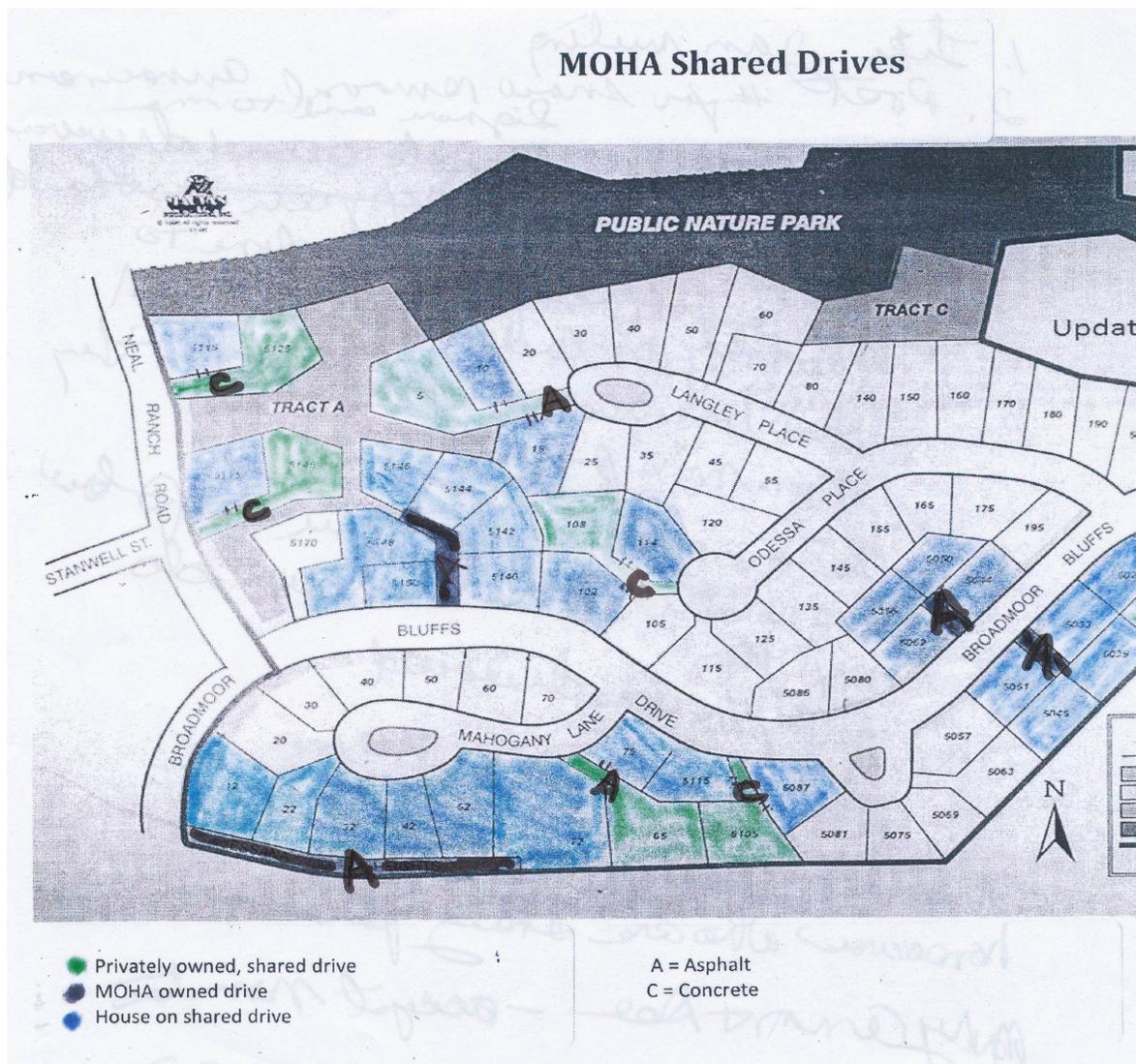
"Note that homeowners who have a privately owned driveway have the square footage of their driveway included in their total property footage.

"Homeowners may view their property boundaries online at:

<http://gis2.asr.elpasoco.com/?Sched=7512408044>

"Also, refer to the plat map that was provided you when you purchased your property.

We request you notify any board member if you have reason to believe any of the information is in error."



7. Special project submission

Rick Ring has brought to our attention a problem on Broadmoor Bluffs Dr. Trash cans now have to be set in the street because they can't be set on the rock. In the street they pose a driving hazard, especially when the curb is not free of snow. He suggests pouring either two 2-3 foot wide pads or one pad wide enough for both a recycle bin and a trash can.

The board also considered removing the rock in an area and placing one or two large flagstones.

Follow up: Steve Carmichall will get costs of flagstones and concrete. He will also talk to Rick Ring, who was interested in providing a concrete slab on his property.

8. Damaged mailboxes

Homeowners are reminded that at the current time the mailbox post is the responsibility of MOHA and the mailbox itself is the responsibility of the homeowner. Special Projects person Dennis Collins has been helping the Association by making repairs to mailbox posts that have minor damage. If the mailbox needs replacing, the cost is the responsibility of the homeowner.

Follow up: Dennis will purchase mailboxes for 102 and 170 Odessa Pl. and install them. The homeowner will be billed for actual costs. Steve Carmichall will inform the Homeowners involved.

9. Policy and Procedure legal requirements

We have not yet received some of the policies being reviewed by our HOA attorney Debra Fortenberry. Of the policies thus far received, we do not understand why certain changes were made. Also, we want clarification on the billing.

Follow up: Bev Collins will do a side-by-side review of all the policies to determine what changes were made and prepare a spreadsheet of changes so they can be reviewed by board members Steve Carmichall, Jill Mohler, Beth Crumpton, Vince DeSandro, and Bev Collins.

Follow up: The board will schedule a follow-up meeting in March with attorney Debra Fortenberry to review revisions of policies in development.

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

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 _____