



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
January 21, 2015**

The meeting was called to order at 6:30 pm by President Chris Tschan and adjourned at 8:05 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Dee Caldwell, Outgoing Treasurer
Jill Mohler, Incoming Treasurer
Steve Carmichall, 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 can be provided only to members who have created website profiles. 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. Thank you to Dee Caldwell for her work as treasurer the past year.

Dee will complete the filing of a tax report for 2014.

2. Board positions for 2015 were finalized as follows:

Chris Tschan, President
Mary Ann Creque, Vice-President
Jill Mohler, Treasurer
Steve Carmichall, Member at Large
Bev Collins, Secretary

3. Notes from annual meeting

The board has concerns that having the meeting at the 8th Street library is too far out of the neighborhood. It was thought important, though, to have a venue that would not require climbing steps. Bev Collins will check with Celeste Fitzpatrick at Cheyenne Elementary about having the meeting there next December.

4. Homeowner File System

Mary Ann Creque will look into a hard copy method of keeping homeowner records. This would be passed on as board members change and thereby create a history over time.

5. Project suggestions for 2015

Covenants: It is noted that the Covenants were originally set up to enhance the builder's ability to sell properties. There are a number of covenants that are obsolete. Steve Carmichall is in process of rewriting some of the parts. More board members will be involved as the project progresses. Bev Collins suggested a draft of the revised Covenants be laid out side-by-side in columns for easy review of changes. Mary Ann Creque suggested a summary be made of changes. Updated covenants would be submitted for legal review by a lawyer qualified in HOA law before being put to a vote of the membership.

Map Project 1: It is noted that the "unofficial" map currently used by MOHA has some inaccuracies. For example, it does not distinguish between common property (owned by MOHA) and common easements (on property owned by homeowners), does not include all drives which we believe are common drives, or legal changes to plats that may have occurred since the map was commissioned. The board would like to see an accurate map drawn from current plat information. Chris Tschan and Bev Collins will further study plat maps that are available from El Paso County website and at the assessor's office. Collins will have 2 enlarged property owner maps printed at the assessor's office on Garden of the Gods Road, which we will use for measurements to get a better understanding of homeowner property lines and easements. The estimated cost will be about \$20.

Map Project 2: Construct a map that would show owner and property address for each lot shown on the map. Bev Collins will begin work on this project.

Renter Project: Develop a list of absentee homeowners/property address/absentee contact information and renter name. Bev Collins will develop a draft for review at the next board meeting. A welcome letter is also needed which would acquaint new renters with the option of being a guest member on the website and acquaint them with MOHA/city requirements for their rental property.

Common property at corner of NRR and BBD Cleanup: This project was suggested at the annual meeting. We will reconsider at the March meeting what this project will involve. We would like to hear suggestions from homeowners. Are there any volunteers to do physical work on this project in the spring? (reply to secretary@mountainoakshoa.org)

6. Architectural – Steve Carmichall

There was one query regarding dog fencing. Carmichall explained two options – (1) an electronic fence (2) dog run adjacent garage, painted same color as house.

Homeowners are reminded that architectural approval is needed for:

- **House Painting**
- **Roofs**
- **Decking**
- **Landscaping**
- **Driveways**
- **Tree Removal (live trees)**
- **Siding**
- **Fencing**
- **Other Property Projects as required (if in doubt, inquire)**

Steve can be contacted at: 719-332-6225; stcrnich@aol.com

7. Mary Ann Creque announced she will not run for 2016 reelection.

8. Dues notices for 2015 will be mailed this week.

Dues remain at \$325, payable 30 days from receipt of letter. Dues not received by February 28 will be considered delinquent and fees will apply.

9. Dangerous Odessa Drive situation

Accidents and one mailbox wipeout have occurred on the steep slope of Odessa this winter due to snow/ice conditions. We have reports of homeowners and high school students not being able to make it up the hill to return home. The abandoned vehicles have been involved in accidents with other vehicles which have backslid into them. Mary Ann Creque will talk to the city snow removal division to see what can be done to make a safer situation. She will also revisit with our snow removal company about legal problems if MOHA were to commission snow removal on the Odessa slope.

10. Insurance coverage for HOAs

Bev Collins will contact DORA to see if they have a list of companies that insure HOAs. Insurance costs the last few years have shown a steep upward trend and we would like to find a less expensive source.

11. Sidewalk snow removal in the neighborhood

The board felt it would not be feasible to consider the project this year. It is tabled until next year.