



Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
January 9, 2013

The meeting was called to order at 6:30 pm by 2012 President Ron Monesmith at 5050 Broadmoor Bluffs Drive and adjourned at 8:30 pm by 2013 Vice-President Chris Tschan.

Present:

Ron Monesmith, 2012 President
Vince DeSandro, 2012 Vice-President
Steve Carmichall, Member-At-Large (2012-2013)
Dennis Collins, Special Projects (2012-2013)
Bev Collins, Secretary (2012-2013)
Beth Haworth, Webmaster (2012-2013)
Chris Tschan, new board member (Vice-President elect for 2013)
Dave Parks, Treasurer (2012-2013)
John Haaren, Xeriscaping Committee spokesperson
Absent: Drew Alexa, new board member (President elect for 2013)

Next meeting date: February 6, Wednesday, 5050 Broadmoor Bluffs Dr.
Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website. MOHA members are welcome to come to Board Meetings.

Board positions for 2013 are:

Drew Alexa, President
Chris Tschan, Vice-President
Dave Parks, Treasurer
Steve Carmichall, Member-At-Large
Bev Collins, Secretary

The board members give their 100% support to Drew to make a successful 2013 year.

Business:

1. Records

Ron Monesmith will make an electronic file of 2012 MOHA business and provide to the new MOHA board by the February 6 meeting.

2. HOA Registration

Ron Monesmith registered with state for year 2012. Need to update for 2013. Ron will provide registration information to Bev Collins.

3. Board Meeting Dates

- a. Regular meeting dates for the board will be the 2nd Wednesday of every month, with exceptions as needed to accommodate schedules.
- b. The next meeting will be the *first* Wednesday, Feb. 6, to accommodate board member schedules.

4. Dues

Dues for 2013 will be sent out by Dave Parks by January 19. 2013 Dues will be due by February 28th.

5. Switzer Landscaping Contact

Chris Tschan will take over responsibility of communicating with Switzer.

6. Complaint Guidelines

Bev will draft standardized complaint guideline draft.

7. Insurance

Dave Parks authorized to pay 2013 MOHA annual insurance (cost increase from last year).

8. Covenants

Steve Carmichall and Bev Collins to review Covenants and provide revisions draft for Feb. 6 meeting.

9. Compliance with new HOA state mandates for 2013

It is recommended that HOA board members keep a separate email address and email account that is used only for MOHA communication. Board members will send and save all MOHA communications using only MOHA email addresses and accounts and provide an electronic record file at the end of year 2013 for history purpose.

Beth Haworth was requested to investigate cost and feasibility of:

- a. Using our current domain to secure board member email addresses and separate accounts (preferred).
- b. Using an alternate method (e.g., Google) to secure email addresses and separate accounts.

10. Follow up on John Haaren request presented at 2012 annual meeting

At the annual meeting it was agreed that the new board would be requested to secure 2 bids for removing the fallen tree in the communal property adjacent Haaren's property. Dennis Collins was requested to secure bids.

Haaren said that Fire Chief Manny Navvaro agreed that the gully was "a bad chute and fire hazard," and a reason for FEMA action. The board suggested that more than the tree may need addressing. In reviewing the map, there is a trail that leads into the area. It is not known if someone may be able to get in close with a vehicle; otherwise, debris

would need to be hand-carried out or possibly a crane/winch. Haaren is ok with providing access from his property. Maybe a chipper could be brought in? Haaren said in an earlier review of the property access on opposite side, it is owned by a combination of city, school, and fire department.

11. P.O. Box needed

MOHA needs a P.O. Box so there is a consistent procedure for receiving snail mail (taxes, complaints, etc.). Steve Carmichall will check cost at mailing business in Safeway shopping center.

12. Complaint Reviews

Bev Collins will draft a standardized complaint procedure. Procedure will be reviewed at Feb. 6 meeting.

Trash: Homeowners/renters are advised that trash may not be stored outside. It is a bear/animal attraction. Chris Tschan will provide pictures to Bev Collins to place on website of animals getting into neighborhood trash. (Pictures are now posted on [home page](#) of website.) Trash stored outside may result in bears attracted to that area of houses, someone may get hurt, bears may have to be put down. We are concerned about the safety and health of the neighborhood.

5021 BBD: It was noted that trash is being stored outside. Bev Collins and Beth Haworth will talk to the tenants.

5115 BBD: It was noted that the yard complaint mentioned in the 2012 November board meeting minutes was not sent to the absentee homeowner. It was agreed that the homeowner will be notified before the next meeting.

20 Langley Pl: Owner has not addressed fencing problem that violates covenants. Compliance Letter will be sent to homeowner.

5087 BBD: The property owner sometimes parks a commercial yellow school bus on property. Also, a canoe is tethered to the deck. This is not in compliance with Covenants. Homeowner will be sent a letter of Covenant compliance.

Vacant lot at 5105 BBD: Needs fall cleanup, and Firewise recommended. Letter will be sent to homeowner.

13. Resolving Renter compliance problems

Dave Parks suggested that as we move forward we provide a homeowner/renter form in which the renter and homeowner sign, agreeing that the renter will maintain compliance with Covenants. This will give the renter the opportunity to abide with covenants before addressing an issue with the property owner. The Board agreed. Form provided to Steve Carmichall.

14. Xeriscaping Committee Report - John Haaren

Haaren presented a proposal from the Xeriscaping Committee, which was approved by

the Board.

The proposal presented was:

- 1) Request MOHA board does not activate watering system in spring of 2013.
- 2) Draft SOO (Statement of Objectives), sending to three or more landscape contractors.
- 3) Based on SOO responses establish Statement of Work (SOW) and request firm fixed price bids.

Discussion:

John Haaren: This has been in discussion for many years with no resolution. Utility expenses will continue to rise (Colorado Springs projected figures show it doubling over a 10-year period.) The sprinkler system continues to deteriorate with problems accelerating each year. Our biggest expense is water, with water/landscaping costing about 2/3 of our yearly budget. We are facing huge utility bills. It is time for a bold effort. The committee recommends xeriscaping between the sidewalk and street by MOHA. Homeowners will take responsibility for the property they own between sidewalk and fence (involving rerouting their sprinkler systems to cover those areas).

John Haaren and Board: **Our goal** is to maintain the view and beautification of the neighborhood while preventing large dues increases, and the possibility of reducing dues in the future.

Board: The Board asked Bev Collins to draft a letter to homeowners notifying property owners.

Board: The Board requested that the Xeriscaping Committee secure bids in \$10,000 increments of work. The bids will be for rock face (larger size landscape rock - 4" or larger, not gravel). After securing bids, we can plan what can be accomplished in 2013. We may have to phase in the work in more than one year. Homeowners will be kept advised.

Chris Tschan: We want industrial grade barrier placed under the rock.

Beth Haworth: Suggestion - if we have to phase in the work, we could work on the furthest properties from sprinkler system control first, capping them off as they are completed. We need bids that can cover an area we can budget.

Board: The bids and work need to be initiated immediately so homeowners and Switzer Landscaping can be advised that the sprinkler system (or phased areas) will not be activated in April. If we phase, the work needs to be completed before sprinkler system activation. Bidders will provide pictures/addresses of work done for the board to review.

Dave Parks: We are currently using \$20,000 to maintain the landscaped areas (water, mowing, and maintenance). We can use a major part of this for Xeriscaping if we no longer need sprinklers.

Board: We request that Haaren and committee find out what experience and contacts Switzer has, and check into other venues such as Craig's List, etc.

Submitted by Beverly Collins, Secretary