



**Mountain Oaks Homeowners Association (MOHA)**  
**Board of Directors Meeting Minutes**  
**November 14, 2012**

The meeting was called to order at 6:30 pm by President Ron Monesmith at 135 Odessa Place and adjourned at 7:30 pm.

**Present:**

Ron Monesmith, President  
Vince Desandro, Vice-President  
Steve Carmichall, Member-At-Large  
Dennis Collins, Special Projects  
Bev Collins, Secretary

**Next meeting date:** December 11, Tuesday, annual meeting, 7-9 pm at Fire Station 16, 4980 Farthing Drive.

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

**Business:**

**1. Annual Business Meeting**

Reservation for room at Fire Station was reviewed.

We will use the same format for briefing as last year.

Ron will send briefing for meeting to board members to make additions.

Vince will provide pictures of Langley island as examples of xeriscaping.

**2. Delinquent Home Owner Dues**

Everyone is now paid for 2012 dues.

The question was asked if we would like to enable dues payment from the MOHA website. A credit card upcharge would have to be added to cover additional cost. It was decided to not pursue at this time.

**3. Deficiencies**

It was decided that if a yard is not being kept up, and the owner has ignored warnings, MOHA will contract with Switzer to clean up yard and homeowner will be billed. Homeowners (not renters) are ultimately responsible for maintaining property.

It was noted that the yard at 5115 Broadmoor Bluffs Drive is not currently being maintained. The new board is requested to send a final warning and follow up with corrective measures if the homeowner does not repair.

Steve Carmichall - 719-332-6225 is the go-to person for property modification approvals.  
[memberatlarge@mountaintoakshoa.org](mailto:memberatlarge@mountaintoakshoa.org)

**4. Renters**

It is recommended that next years' board compile a list of rental properties, inspect on a regular basis and advise absentee homeowner of condition.

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Ron Monesmith, MOHA President