



Mountain Oaks Homeowners Association (MOHA)

Minutes 02/27/24

MOHA Board of Directors Meeting Minutes 02/27/2024

Meeting Time: 6:30 PM

Directors Present: Steve Carmichall (Pres), Vince DeSandro (VP), Dave Luken (Member-at-Large)
Other: Stu Yaap (Contract Treasurer)

Agenda:

1. Financial Report: Stu

To date for 2024 the HOA has incurred expenses of \$6,405 and has received \$27,650 in revenue. Twenty-five homeowners have yet to pay the annual dues assessment of \$550. The current HOA funds on hand are \$21,245.

2. Fire Mitigation: Dave

The remaining debris collected by the Colorado Springs Fire Department (CSFD) from fire mitigation efforts of HOA open tracts of land will be picked up sometime in the coming Spring. Dave will coordinate date(s) with the CSFD and affected homeowners. The CSFD mitigation of our tracts saved the HOA \$15,000 to \$20,000 in expenses.

Dave will attend the upcoming annual FireWise meeting for HOAs sponsored by the CSFD.

3. Mailboxes: Vince

Damaged post for mailbox at 102 Odessa Place will be replaced. Lost Mailbox keys can be replaced by following the instructions on the HOA website. You will need the number encoded on your key to accomplish this. Please write the code down for future reference.

4. MOHA Owned Fencing: Steve

The next phase for fence replacement will be the south side of Broadmoor Bluffs Drive from the rock across from Neal Ranch Road down to Mahogany Lane. The estimated cost is \$29,000 and will be accomplished this Summer.

5. Covenant Enforcement: Steve

Covenant Violation Notices were sent to five homeowners for yard maintenance/cleanup of leaves and/or dog poop. First Notice is sent as a courtesy to the property resident; a second notice incurs a violation fee of \$150. Subsequent notices incur a fee of \$300 and up to \$150 per day until the violation is cleared.

6. The meeting adjourned at 7:30 PM.