



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
November 7, 2016**

The meeting was called to order at 6:35 pm by President Steve Carmichall and adjourned at 8:05 pm.

Present:

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

Next meeting date: January 24, 2017

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. Steve Carmichall has been named as acting president for the remainder of the 2016 year.

2. Annual Meeting

The annual meeting will be Wednesday, January 11, at our local Fire Station 16 Community Room from 7:00 – 8:30 pm. HOA Attorney Debra Fortenberry will present on Colorado required HOA policies and what our HOA is doing to comply with the new state laws.

We are asking members to volunteer for the 2017 board; 2017 board members will be elected at the meeting. New people, new ideas.

Dues will remain at \$325 for 2017.

3. Colorado Common Interest Ownership Association (CCIOA) Policies completed and posted on website

[MOHA Enforcement And Fines Policy](#)

[MOHA Policy On Collections](#)

[MOHA Policy For Conduct Of Meetings](#)

[MOHA Policy For Conflict Of Interest](#)

[MOHA Policy And Procedures For The Adoption And Amendment Of Policies, Procedures, And Rules](#)

We have not yet completed:

[Dispute Resolution](#) (posted for homeowner review Oct. 28-November 10)

[Investment of Reserves](#)

[Reserve Studies and Funding](#)

[Document Retention and Destruction](#)

[Fees for services](#)

4. Architectural Control Request Approvals (Steve and Vince)

- Property Lines between 115 and 125 Odessa Place (resolved)
- Property Lines between 108 Odessa Place and 15 and 25 Langley Place (resolved)
- Approval of Architectural Control Requests:
 - Driveway at 25 Odessa Place
 - Dog Run at 5020 Broadmoor Bluffs Drive
 - Roof at 20 and 35 Langley Place
 - Approved windows for 5062 Broadmoor Bluffs Dr.
 - Approved dog run for 5020 Broadmoor Bluffs Dr.
 - Patio Door at 5050 Broadmoor Bluffs Dr.
- Appointment of Vince DeSandro to ACC (motion by Steve Carmichall/2nd by Jill Mohler)

5. Homeowners on private but shared driveways

In 2015 during plat research with a title company and El Paso County records, it was discovered that some driveways marked as common on the MOHA map are private driveways which are shared by two or more homeowners. After legal review, it was determined that homeowners of private driveways must be responsible for the maintenance, repair, and snow removal. A letter was drafted by Beverly Collins and Vince DeSandro which will be sent to notify the homeowners who own the driveways and the homeowners who share the driveways. We are encouraging those homeowners who have easement rights to share in the financial cost of maintenance, repair, and snow removal. (Letter will be sent week of November 21.)

Drive/driveway definitions:

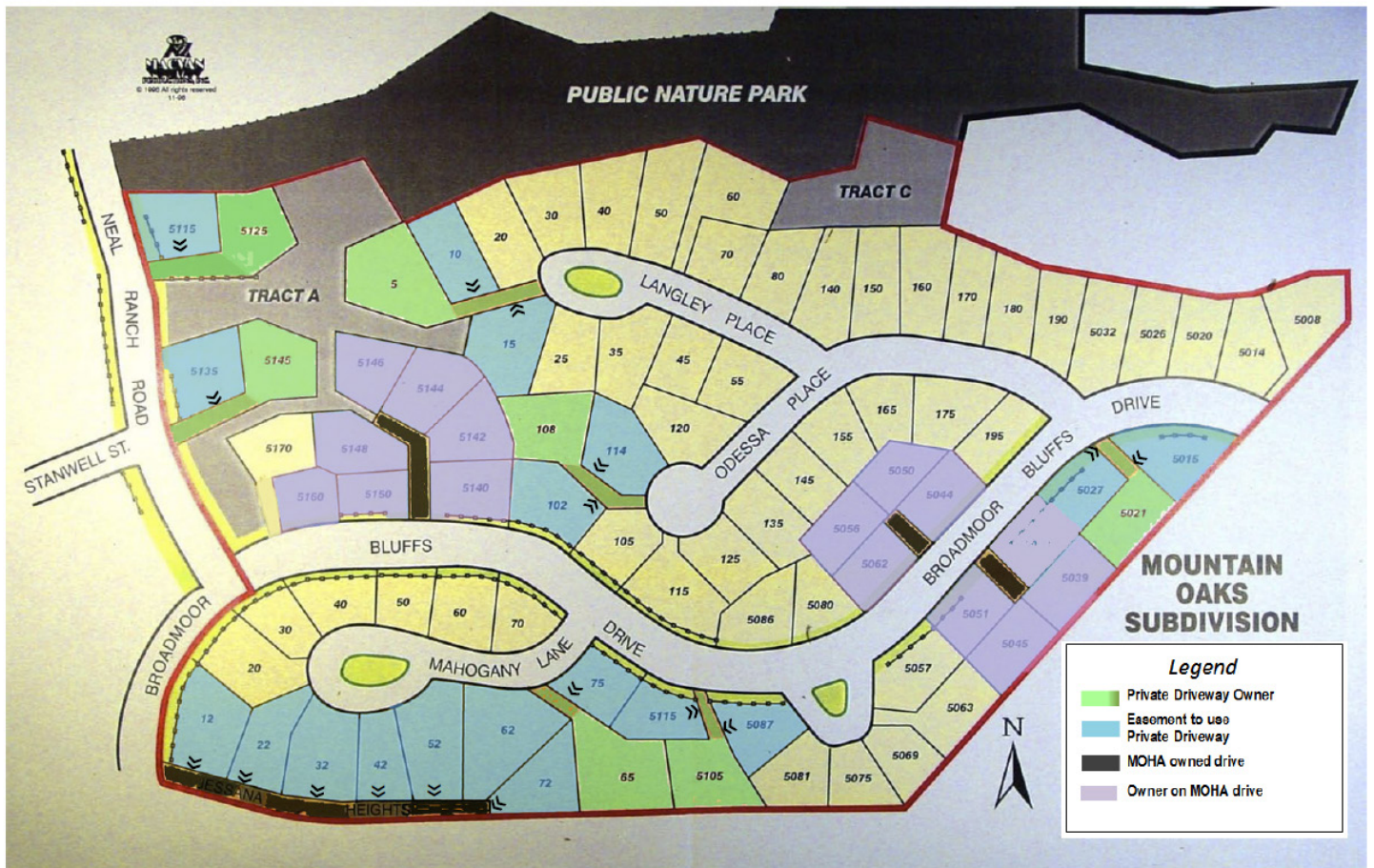
Private Driveway – A driveway owned by one property owner that is used for his entry and exit from his property.

Shared Drive – A drive or driveway that is used by two or more homeowners for entry and exit from their properties.

Common drive – A drive that is shared by two or more homeowners for entry and exit from their properties via their private driveways, and is owned and maintained by MOHA.

Privately owned but shared driveway – A driveway owned by one property owner for entry and exit from his property but with easements granted to adjacent homeowners for entry and exit to and from their private driveways.

Shared Drives November 2017



6. Thanks to Mary Ann Creque

Mary Ann phoned the city streets # (719-385-5934) and requested Mahogany Ln, Langley and Odessa Place be swept to remove cinder remaining from deposit after snowstorms. A truck was sent to perform the requested sweeping.

7. Neal Ranch Road hazard

The boat and trash trailer parked on Neal Ranch Road was noted as a community hazard. Beth Crumpton will call the City Streets Department to see if these vehicles are in violation of city code. Note: The vehicles are not parked in MOHA area.

8. Snow removal on homeowner sidewalks

This will be continued again for the 2016-17 snow season.