



## Mountain Oaks Homeowners Association (MOHA) Board Minutes 02/20/2023

### MOHA Board of Directors Meeting Minutes 02/20/2023

In attendance: Steve Carmichall, Vince DeSandro, Stu Yaap, Dave Luken, Bev Collins

- Board of Directors positions and meetings.

Regular meetings will now be held quarterly. Additional meetings may be called to address special business.

There are Board vacancies for treasurer and secretary. Stu Yaap, who has been our treasurer until this year, has agreed to cover treasurer duties until one of our community members volunteers to step up. We will pay him a nominal compensation to continue until then. Thank you Stu. (Stu has moved to Wyoming!)

Filling vacant board positions is now a priority. We discussed the possibility of waiving annual dues for members who serve on the board. If you have an opinion on this, or you wish to volunteer for one of the open board positions, please send a note to Bev Collins at [bev@sitesandsounds.com](mailto:bev@sitesandsounds.com).

- Financial.

Stu reported that our insurance policy costs \$2350/year. We need to assess whether we are adequately covered for current values of HOA owned property. Steve will investigate and compare current value vs insurance coverage.

It was noted that annual dues have not kept up with inflation. Our 2018 reserve was used to cover litigation/repair for homeowner damage and driveway repaving due to faulty drainage in the original community build, leaving us with no reserve.

Stu will proceed with a new Reserve Study so we can more accurately assess future dues and community needs.

- Fence damage/repair.

The party who damaged the fence along Broadmoor Bluffs Drive has come forward to cover the cost of repair, estimated at \$2200 to remove/replace 3 posts in concrete plus cross boards.

- Firewise update/mitigation.

Dave met with Cory from CSFD services to evaluate our fire mitigation needs. Our concerns cover both our owned Tracts A and C, as well as the greenbelt area behind the school on Farthing Drive. These areas have not been mitigated in several years and now pose a concerning fire hazard. Cory will get back to us with options.

- Snow removal and property owner responsibilities.

The city code requires that snow be removed on sidewalks within 24 hours. Homeowners on Broadmoor Bluffs Drive reported they received notices of violation for the last snowfall. That snowfall was under 3-inches, which is our HOA requirement for calling our snow removal service. **Homeowners are advised as follows:** The city owns the sidewalks; however, homeowners are required to remove the snow on the sidewalks adjacent to their property within 24 hours of a snowfall. The HOA does not call snow services for less than 3 inches of snow.

A previous Board added snow removal on member sidewalks as an HOA member benefit; it is not a RULE or Covenant benefit, however. At that time, sidewalk snow removal service was \$30/hour. Services have now increased to \$50/hour. The current board is considering removing this benefit rather than making the appropriate increase to annual dues to cover sidewalk snow removal. If members have thoughts pro/con, you may send your considerations to [bev@sitesandsounds.com](mailto:bev@sitesandsounds.com) to share with the board for decision making.

Some members have inquired about a recent snow removal where the snow cover was less than 3-inches. Steve learned from our snow service that the contractor had thought 2-inches was our guideline. The company will not charge for that day's service.

- Dues.

Members are reminded to pay annual dues by March 15. Late dues incur a \$30 fee plus an annual 8% interest charge. Dues check can be mailed to:

Mountain Oaks HOA  
6510 S. Academy Blvd., Ste. #310  
Colorado Springs, CO 80906-8691

- Barking dog nuisance

A continuing nuisance complaint has been brought to the attention of the Board, and it is being investigated.