

Mountain Oaks Homeowners Association (MOHA)

Minutes 11/05/19

Board Meeting Minutes
November 5, 2019

1. Meeting was called to order at 6:35 PM. Present: Steve Carmichall, Vince Desandro, Jill Mohler, Celeste Fitzpatrick, and Dave Luken. Homeowner guest was Chris Signore, 60 Mahogany Lane.
2. Treasurer's Report: Jill reported that the current balance in the HOA account is \$57,715.65. The HOA will be paying approximately \$55,000 to Sunland Asphalt for work completed on the HOA owned driveway for drainage. Steve has secured an insurance claim payment for damaged fencing in the amount of \$6891.07, leaving a balance of \$9606.72 in the HOA account after payment is made for the drainage project. There are still outstanding dues owed by several homeowners, some for up to 2 years. Jill will consult with our HOA attorney to secure payment for back dues. Steve and Dave volunteered to assist Jill in the completion of the Reserve Study for infrastructure improvements. ACTION: Jill
3. Drainage Project: Steve reported that the project was completed in mid-October. Several items are still outstanding with the contractor. Payment for the project will be made when these items are completed. ACTION: Steve and Vince
4. HOA Logo and Branding: Steve reported that there were no submissions during the contest period. A graphic designer will be sought to design the logo. ACTION: Jill and Celeste
5. Fire Mitigation: Dave reported that the HOA has met its volunteer hours for continued HOA FIREWISE designation. We will seek FIREWISE assistance from the city and HOA volunteers to clean-up Tracts A and C. ACTION: Dave
6. Fence Replacement Project: Steve reported that 3 bids to remove and replace the 32-year old fence has been obtained. The approximate cost of \$65,000 will be spread over 3 phases for installing the new fencing. Chris Signore offered alternate designs in different materials than the current fencing. He also asked if the Board would approve the siting of the new fence adjacent to the sidewalk rather than 10 feet away as now installed in several areas. ACTION: Steve
7. Architectural Control: Steve reported that the following projects were approved and met Architectural Control standards: decking, stucco, roof, house and front door paint, garage doors, and dog run. Violation letters were sent to homeowners for yard maintenance. Steve recommended that the fines for covenant violations after 3 notices are sent to the homeowner be raised to \$100, \$175 and \$275 respectively for subsequent non-compliance. The motion was approved by all Board members present.
8. Annual Homeowners Meeting: The board approved holding the annual meeting in mid-January 2020 at the Farthing firehouse. Celeste will check availability for January 14 or 21.
9. Curbing: Vince reported that the City has been notified to repair the broken curbing around the Langley island on a cost-share basis with the City. He was also asked to include the Broadmoor Bluffs island that was damaged by a vehicle accident on the same basis. Additional information will be forthcoming from Vince. ACTION: Vince

The meeting adjourned at 8:32 PM.