



## Mountain Oaks Homeowners Association (MOHA)

Minutes 2/28/19

In Attendance: Steve Carmichall, Vince Desandro, Jill Mohler, and Celeste Fitzpatrick. Guests: David Luken and Kimberly Koessel

The meeting started at 6:37 PM We welcomed David and Kimberly. The meeting adjourned at 8:01 PM.

Board positions for 2019 are:

Steve Carmichall: President  
Vince DeSandro: Vice President  
Jill Mohler: Treasurer  
Celeste Fitzpatrick: Secretary  
Kimberly Koessel: Member-at-Large  
David Luken: Member-at-Large

### **Old Business Items:**

**-Treasurer's Report:** Snow removal has been paid 3 times this year. Approximately 50% of HOA dues have been paid to date by homeowners. Will do an email blast to alert homeowners that this year's fee of \$395 is now past due.

**-Mailbox Replacement Phase 2:** This phase will provide new mailboxes to the remaining homeowners on Odessa and Langley Place, March 7-9, 2019. Phase 3 will replace remaining mailboxes on Broadmoor Bluffs Drive, Neal Ranch Road and Mahogany Lane in early summer.

**-Drainage Project on HOA Owned Driveway:** Steve is getting additional bids for driveway repairs for water drainage. Project will start in spring 2019.

### **-Architectural Control Requests/Complaints:**

Dog Run Request-25 Langley Place

Cutting of Tree Tops-30 Mahogany Lane; working with homeowner to remove and replace trees that were cut.

-Fence Repairs: The HOA insurance policy has a \$1,000 deductible for infrastructure repairs and we are insured up to \$10,000 for damages. Vince is working with the insurance adjuster on the needed repairs caused by last summer's hail storm.

New Business:

-Reserve Study: The HOA is required by Colorado state law to accomplish an inventory study of our HOA assets such as owned driveways, fencing, mailboxes. The study will be led by Jill with assistance from Kimberly and David to determine what funds are needed to maintain or replace assets and to budget for such needs.

-MOHA Branding Contest: Kimberly will lead a signage and logo contest for the Mountain Oaks neighborhood to brand our fencing and stationary we use for correspondence. The winner will receive \$100. Watch for more info on the MOHA website.

-Enforcement of Covenants and Fines Policy: In some instances, homeowners are not complying with HOA policy to get prior approval for architectural control projects, such as house repainting, decks, windows, etc. that are posted on the website. Therefore, the Board will review the fines structure and make needed policy changes to better enforce the MOHA Covenants.

-Langley Island Curbing Project: Vince presented the city's proposal to fix the broken curbing around the island on Langley Place. The city will split the cost of repairs with the HOA if we let them know by the end of 2019 to proceed. Because of the looming drainage repair project and cost, the Board will review the curbing project towards the end of the year.

-Upcoming FireWise Workshop March 16: David will attend and become our HOA point of contact for wildfire mitigation and annual wood chipping efforts.

-MOHA Neighborhood Yard Sale: Celeste will take the lead for this project which we will have in June 2019 and advertise in the Cheyenne Edition of the Gazette.

New Member Contact Info:

Kimberly Koessel: 517-449-7447 [kimkoessel@gmail.com](mailto:kimkoessel@gmail.com)

David Luken: 719-930-8729 [dadsbug@aol.com](mailto:dadsbug@aol.com)

Celeste Fitzpatrick  
Secretary

