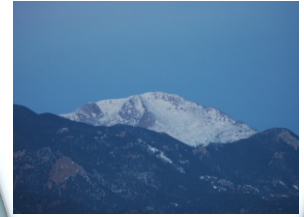


MOUNTAIN OAKS



HOMEOWNERS

MOHA Annual Meeting

Mountain Oaks Homeowners Association

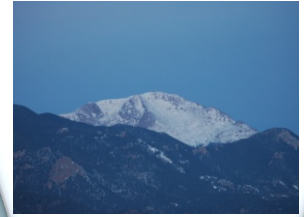
January 12, 2016

Welcome Homeowners!
www.mountainoakshoa.org

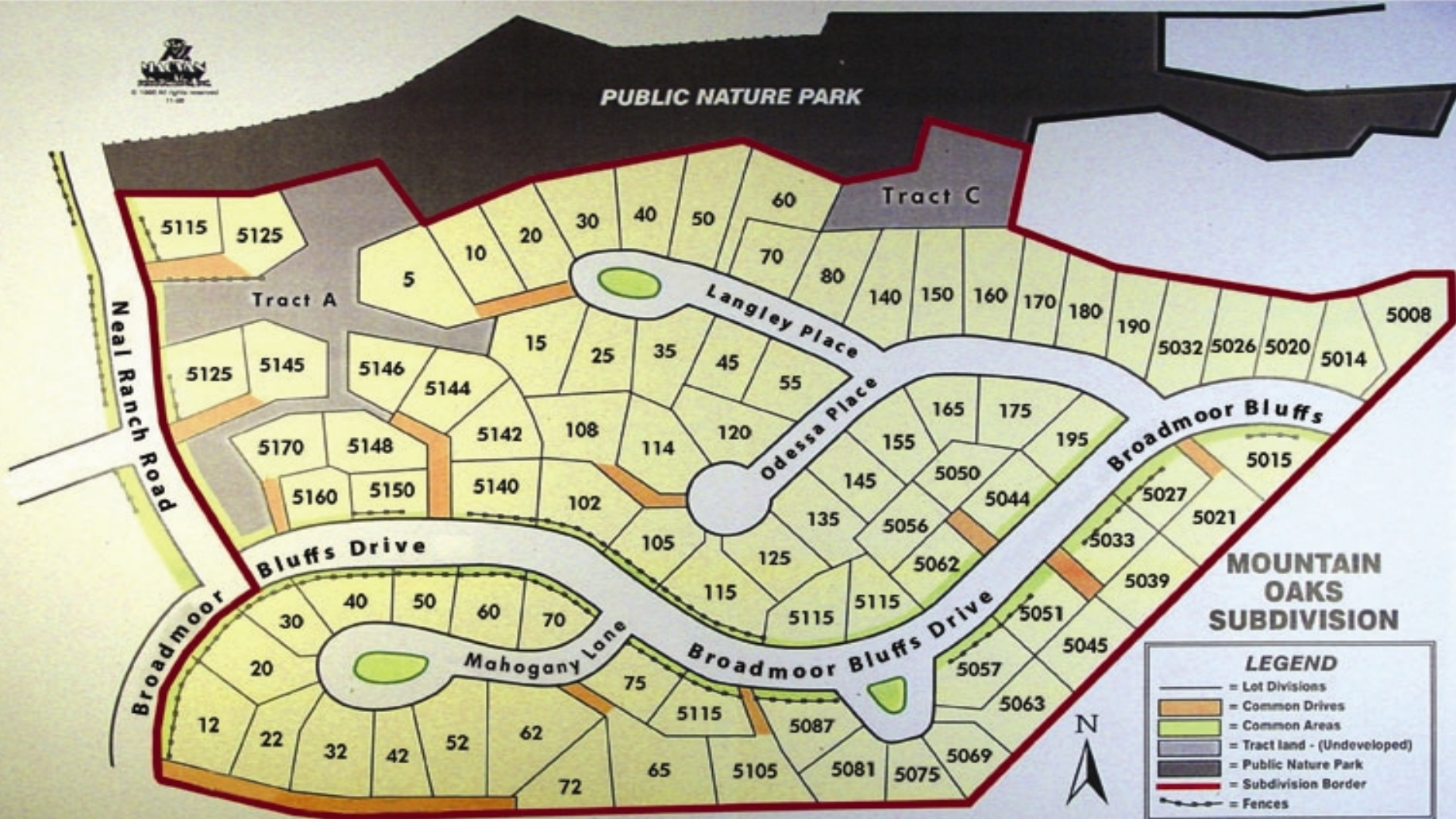
**This is the first time we've held
our annual MOHA meeting in January**

OUR HOMES, OUR COMMUNITY, OUR SHARED RESPONSIBILITY!

MOUNTAIN OAKS

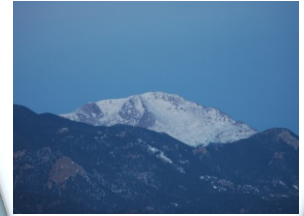


HOMEOWNERS



2015 Board of Directors

MOUNTAIN OAKS



HOMEOWNERS

President

Chris Tschan

Vice-President

Steve Carmichall

Treasurer

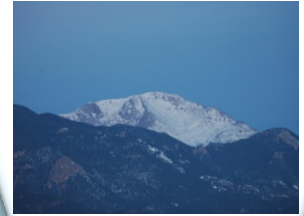
Jill Mohler

Secretary

Beverly Collins

Member-At-Large

Vince DeSandro



Why Does MOHA Exist?

Chris Tschan

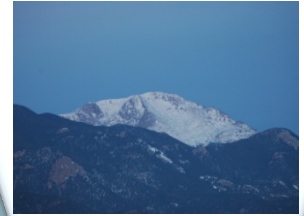
Two main purposes:

- Safety and security of the neighborhood
- Maintain property values

Additional Thoughts

Chris Tschan

MOUNTAIN OAKS



HOMEOWNERS

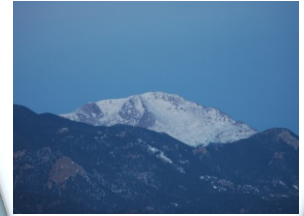
- **Your MOHA board officially met five times in 2015**
 - 21 Jan, 14 Apr, 30 Jun, 29 Sep, and 12 Nov
 - Compared with four times in 2014 and nine times in 2013
- **Search of my personal e-mail for 2015 showed 509 e-mails related to the word “MOHA”**

Your MOHA board has worked hard on your behalf

2016 MOHA Annual Meeting Agenda

Chris Tschan

MOUNTAIN OAKS



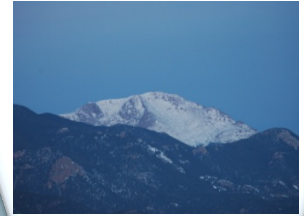
HOMEOWNERS

- Meet your neighbors, refreshments
 - Call to order –Chris Tschan 7:00 pm
 - Opening remarks
 - Major activities, issues, accomplishments
 - Vice-President Report – Steve Carmichall 7:15 pm
 - Xeriscaping, free chipping, communications
 - Maintenance/Arch. Control – Steve Carmichall 7:20 pm
 - Requests/Complaints
 - Finance Report for 2015– Jill Mohler 7:30 pm
 - Recap of 2015 proposed budget and actual
 - Presentation of 2016 proposed budget; discussion
 - Vote on new budget
 - Colorado required HOA policies, discussion 7:45 pm
 - Election of 2016 MOHA Board 8:10 pm
 - Nominations from floor and nominations prior to meeting
 - Nominations closed
 - Voting and counting of ballots
 - Announcement of 2016 Board
 - Adjourn Meeting 8:30 pm
- Refreshments

Resurgence of MOHA Volunteerism

Chris Tschan

MOUNTAIN OAKS



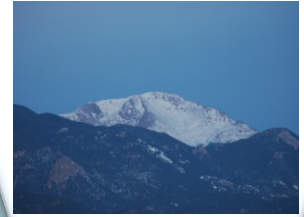
HOMEOWNERS

- Before we proceed with other topics, its important to recognize those unelected homeowners who spent their own time helping to both sustain and maintain the appearance of the MOHA neighborhood
 - First, for fixing multiple neighbor mailbox posts that had been hit by vehicles and asking only to reimburse supplies. This likely saved MOHA and its homeowners \$1,000 over having our contractor fix these posts.
 - Second, for personally taking it upon themselves to cleaning up the corner of Broadmoor Bluffs and Neal Ranch Road...which isn't anywhere close to where they live. 40 trash bags were filled. This also likely saved MOHA about \$500.
- We want to encourage more of this behavior

2015 Major MOHA Activities and Accomplishments

Chris Tschan

MOUNTAIN OAKS



HOMEOWNERS

➤ **Community sustainment**

- **Cost share with city for driveway apron repair on Broadmoor Bluffs Dr.**
- **Mailbox post repairs**
- **Winter snow removal, including plans to remove snow from sidewalks in 2016**
- **Removed debris from xeriscape rock areas**
- **Planned to do additional xeriscaping on Neal Ranch Road**

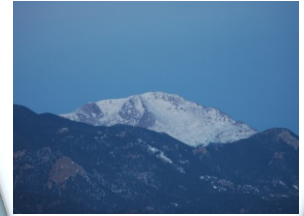
➤ **Strategic direction and legal compliance**

- **Received county filings for all MOHA properties**
- **Hired new MOHA attorney**
- **Drafted MOHA policies, required by CCIOA (Colorado Common Interest Ownership Act), that update board interpretation of the covenants**

2015 Activities and Accomplishments

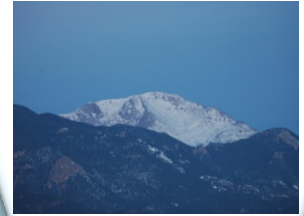
Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

- Free fall chipping
- Email Communication
 - Thank you to Beth Haworth for maintaining our MOHA website
 - 47 Homeowner Profiles have been created on the MOHA website and 2 Guest Members (renters) profiles
 - 47 Members and 2 Guest Members receive email notifications of board minutes, annual meeting notices, special announcements
 - Members who have not created profiles or whose email addresses have bounced back do not receive notifications



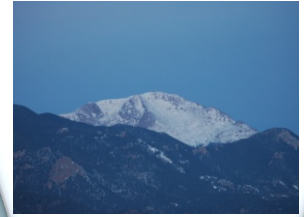
2016 Architectural Approvals needed from MOHA Board - Steve Carmichall

- House Painting
- Roofs
- Decking
- Landscaping
- Driveways
- Tree Removal (live trees)
- Siding
- Fencing
- Other Property Projects as required

2015 Architectural Control

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

➤ Requests and Approvals in 2015

- Decking, Landscaping, Painting, Re-roofing

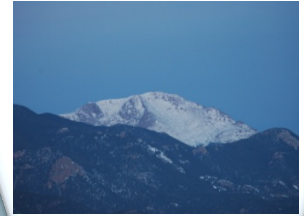
➤ 2015 Complaints

- Yard Maintenance
- Oversized vehicles
- Loose Dogs
- Barking Dogs
- Vehicle noise (revving engines)
- Vehicles blocking driveways

Architectural Control for 2015

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

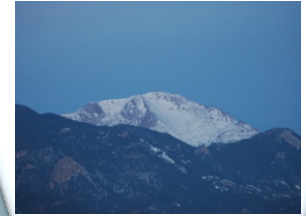
➤ Maintenance

- **Snow removal – MOHA has revised the snow removal call from 4” to 2”. Also, all frontage sidewalks will be shoveled for the 2015-2016 winter season.**
 - **What do you think of this initiative? We desire your feedback.**
- **For snow removal on side streets, call Colorado Springs City Street Division and ask them to send a plow truck. The number is 719-385-5934. Request that anti-skid salt be put down at icy stop signs. For after hours requests (after 5 pm) call the emergency snow removal line at 719-278-8352. We will receive higher priority if there are more calls.**

Architectural Control for 2015

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

MOUNTAIN OAKS HOMEOWNERS ASSOCIATION (MOHA)

Architectural Control Covenant Request Form

Homeowner Name _____

Property Address _____

Contact Info (Phone/Email Address) _____

Request is for:

-Painting:

Of What? _____

(House, trim, garage door, fencing, mailbox posts, deck, other)

Paint or Stain Color Name _____

Manufacturer _____

-Replacement:

Of What? _____

(Roof, deck, mailbox, fencing, windows, siding, brick, gutters, soffits, driveway, sidewalk, other)

Note: Roof must be tile, slate, metal or composition with dimensional shingle (no asphalt roof permitted). Hillside Ordinance does not permit shake roofs.

Material of Replacement Item(s) _____

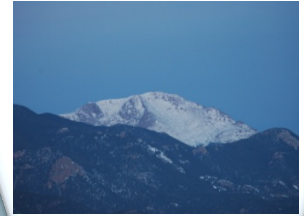
Color _____ Manufacturer _____

-Landscaping: Please submit landscaping plan with your Request Form

Architectural Control for 2015

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

-Contractor Info:

Name of Company _____

Contact Person _____

Contact Info (Phone/Email Address) _____

-When will work be accomplished? Date(s) _____

-Homeowner Signature _____

Date of Request _____

Please send your request to:

Steve Carmichall/MOHA ACC

stcrmch@aol.com

Phone: 719-332-6225

Architectural Control Action: For MOHA representative only

Your project is Approved/Disapproved.

Date of Approval _____

If Disapproved, reason will be stated.

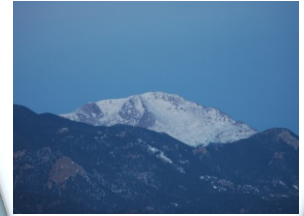
Signature of MOHA Approval/Disapproval Authority

Date _____

2015 Financial Report

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

- **2015 was the year that MOHA replenished reserves**

Starting balance: \$9,171.60

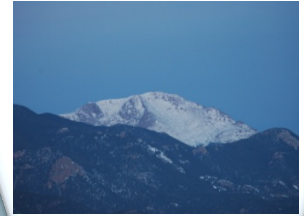
Ending balance \$23,705.39

- **Propose that MOHA membership dues remain same for 2016. \$325 annually**
- **Payment plans available if needed.**

2015 Financial Summary

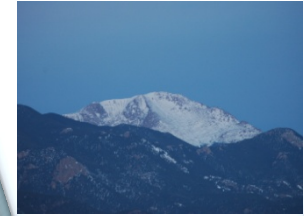
Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

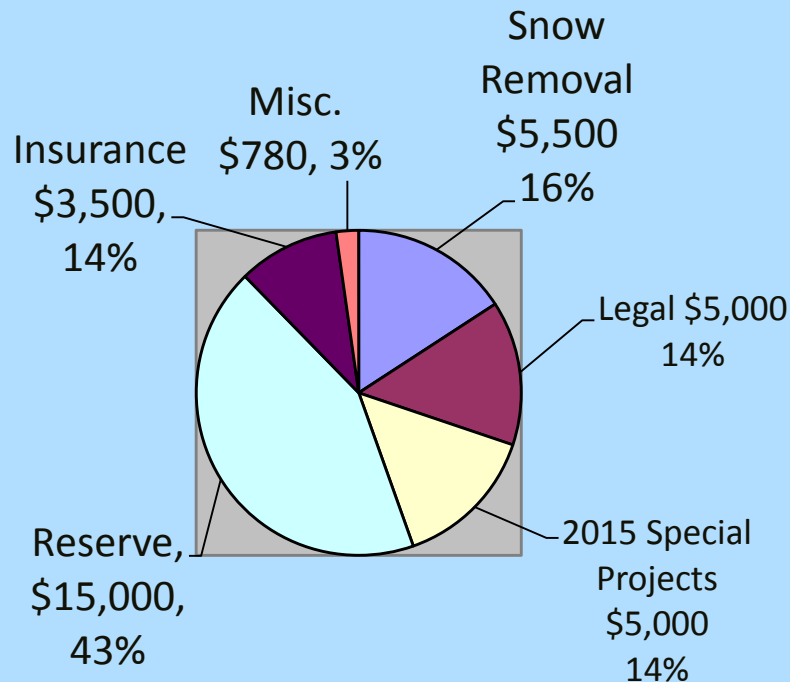
➤ MOHA Finance summary 2015	
➤ Beginning Balance January 2015	\$ 9,171.60
➤ Closing Balance December 2015	\$ 23,705.39
➤ MOHA income (dues)	\$ 28,375
Miscellaneous Income	\$ 75
Reimbursements	\$ 650
➤ Expenses	\$ -14,566



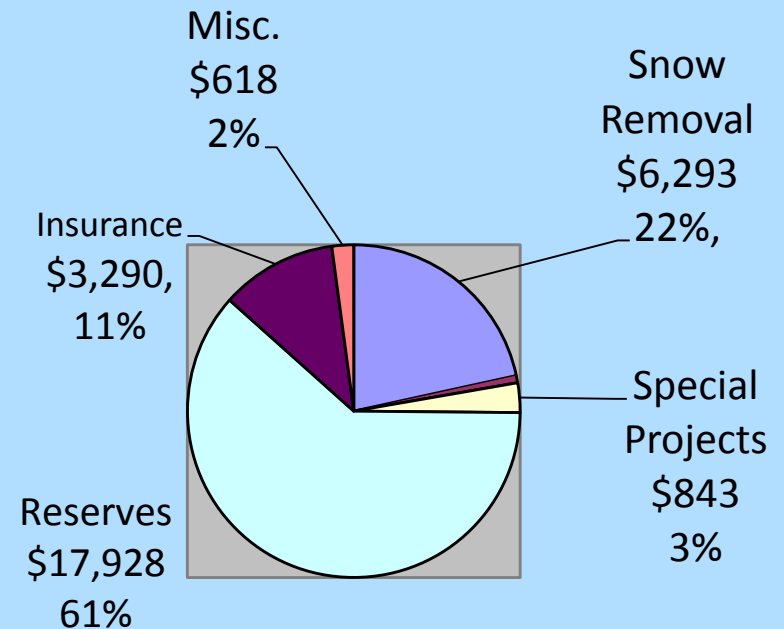
MOHA 2015 Budget

Jill Mohler

2015 MOHA Proposed Budget



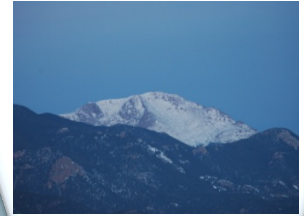
2015 MOHA Actual Budget



2016 Proposed Budget

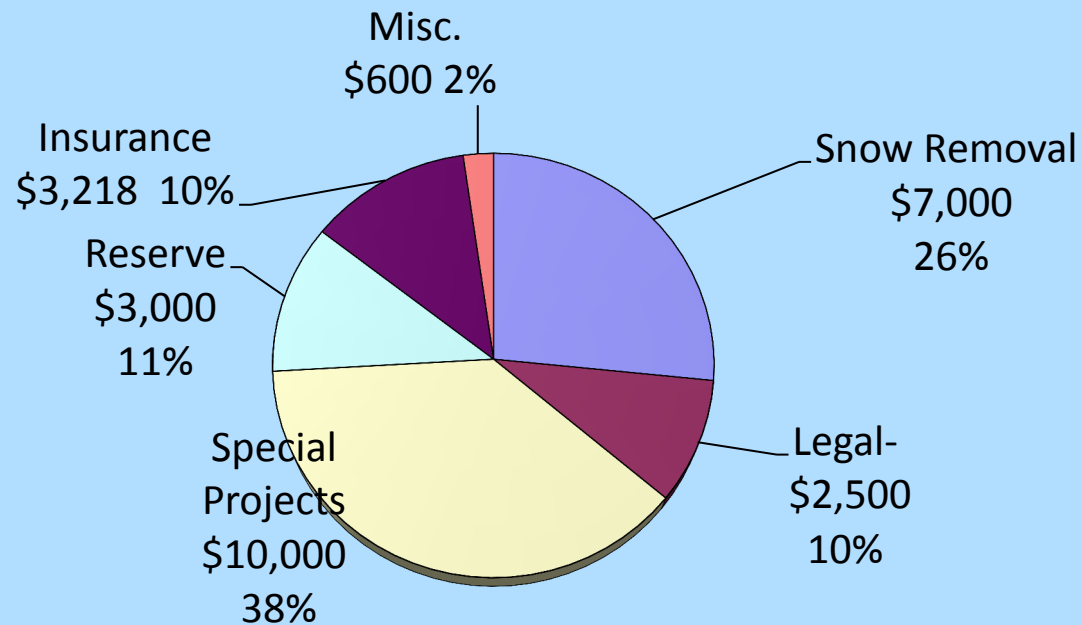
Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

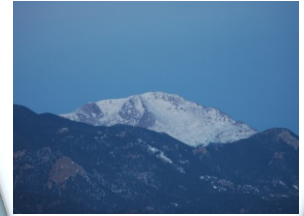
2016 MOHA Proposed Budget



2016 Strategic Plan

Chris Tschan

MOUNTAIN OAKS

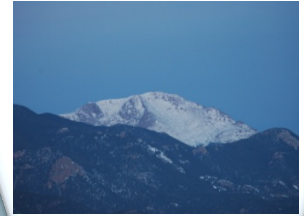


HOMEOWNERS

- Focus only on activities MOHA should be doing
- Approve new MOHA Policies
- Solicit homeowner ideas for upcoming neighborhood projects to be considered during 2016
- Develop maintenance plan for xeriscaped areas
- Rebuild MOHA funds depleted on capital projects the past three years...no changes in dues for 2016

Revised CO State Statute

MOUNTAIN OAKS



HOMEOWNERS

C.R.S. 38-33.3-209.5 (This document reflects changes received through June 1, 2015)
Colorado Revised Statutes > TITLE 38.

38-33.3-209.5. Responsible governance policies

(1) To promote responsible governance, associations shall:

(a) Maintain accurate and complete accounting records; and

(b) Adopt policies, procedures, and rules and regulations concerning:

(I) Collection of unpaid assessments;

(II) Handling of conflicts of interest involving board members, which policies, procedures, and rules and regulations must include, at a minimum, the criteria described in subsection (4) of this section;

(III) Conduct of meetings, which may refer to applicable provisions of the nonprofit code or other recognized rules and principles;

(IV) Enforcement of covenants and rules, including notice and hearing procedures and schedule of fines;

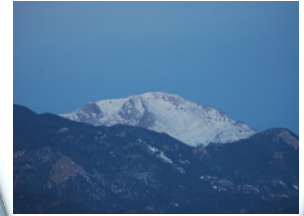
(V) Inspection and copying of association records by unit owners;

(VI) Investment of reserve funds;

(VII) Procedures for the adoption and amendment of policies, procedures, and rules;

(VIII) Procedures for addressing disputes arising between the association and unit owners; and

(IX) When the association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and improved by the association; whether there is a funding plan for any work recommended by the reserve study and, if so, the projected sources of funding for the work; and whether the reserve study is based on a physical analysis and financial analysis. For the purposes of this subparagraph (IX), an internally conducted reserve study shall be sufficient.

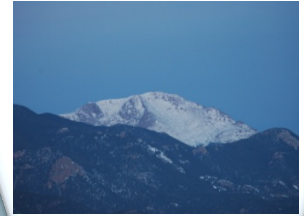


Highlights of MOHA Policies

- **Colorado State Law requires HOAs to have their governing policies in writing.**
- **The 2015 Board has written our governing policies, using existing Covenants, Bylaws, and Colorado state laws as guidelines.**
- **It is the intent of the Board to further develop rules & regulations that will serve as updated interpretations of the Covenants.**

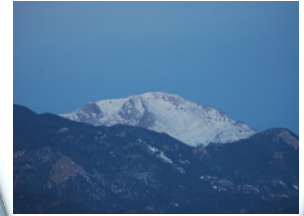
2016-Develop Rules and Regulations Chris Tschan

MOUNTAIN OAKS



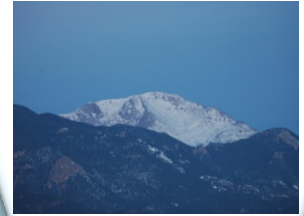
HOMEOWNERS

- **Revision of CO statute provided an opportunity to shift our limited resources from planning and executing on sustainment projects to updating our homeowner guidance**
- **New MOHA policies should reflect the evolution that has occurred since MOHA establishment**
- **Many topics were addressed**



MOHA Policies Drafted and Currently In Review

- **Used existing policies at The Spires and Flying Horse as templates**
 1. **MOHA Policy on Collections**
 2. **MOHA Conflict of Interest Policy**
 3. **MOHA Conduct of Meetings Policy**
 4. **MOHA Enforcement of Covenants and Rules**
 5. **MOHA Policy on Inspection and Copying of Records**
 6. **MOHA Policy on Investment of Reserves**
 7. **MOHA Adoption and Amendment of Procedures**
 8. **MOHA Policy on Reserve Studies**
 9. **MOHA Policy on Document Retention and Destruction**
 10. **MOHA Policy on Fees for Services**



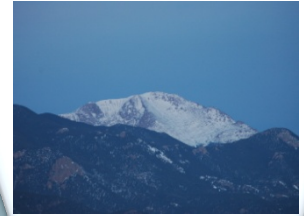
Survey of Filings for MOHA Properties

Chris Tschan and Bev Collins

In Feb 2015, we realized how little the board knew about each MOHA property.

So, the MOHA Board approached Unified Title and asked them to search for filings for all MOHA properties in a variety of categories such as:

- Combining lots
- Maintenance covenants
- Sidewalk easements
- Driveway easements
- Landscape easements
- Utility easements
- Construction waivers
- Covenants and amendments to covenants



Survey of Filings for MOHA Properties

Chris Tschan and Bev Collins

The results were a surprise; the developer's filing was haphazard

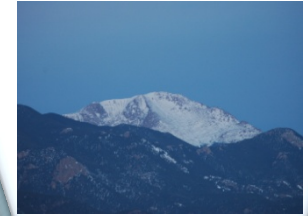
- **35 properties had maintenance covenants**
- **5 properties had sidewalk easements**
- **4 properties had driveway easements**
- **5 properties had landscape easements**
- **3 properties has utility easements**

The Board developed a spreadsheet that maps which filings apply to which properties

- **We'll make both the spreadsheet and the actual filings available to homeowners on the MOHA web site**

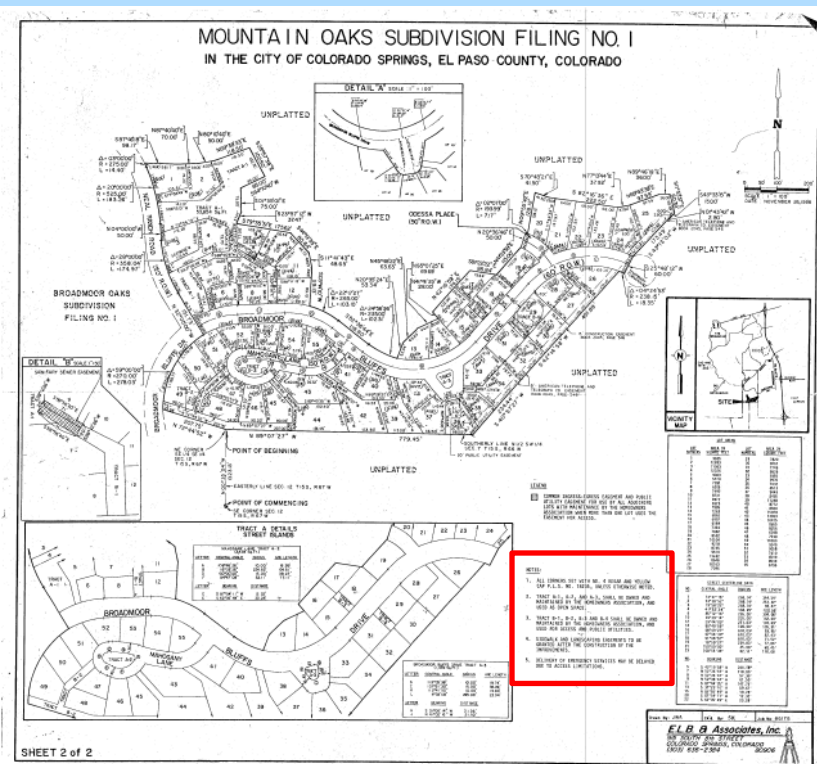
Plats Filed for MOHA Properties Chris Tschan and Bev Collins

MOUNTAIN OAKS



HOMEOWNERS

The results of the county filing survey led us to examine the plats a little more closely too

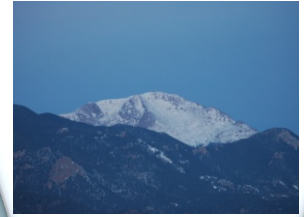


NOTES:

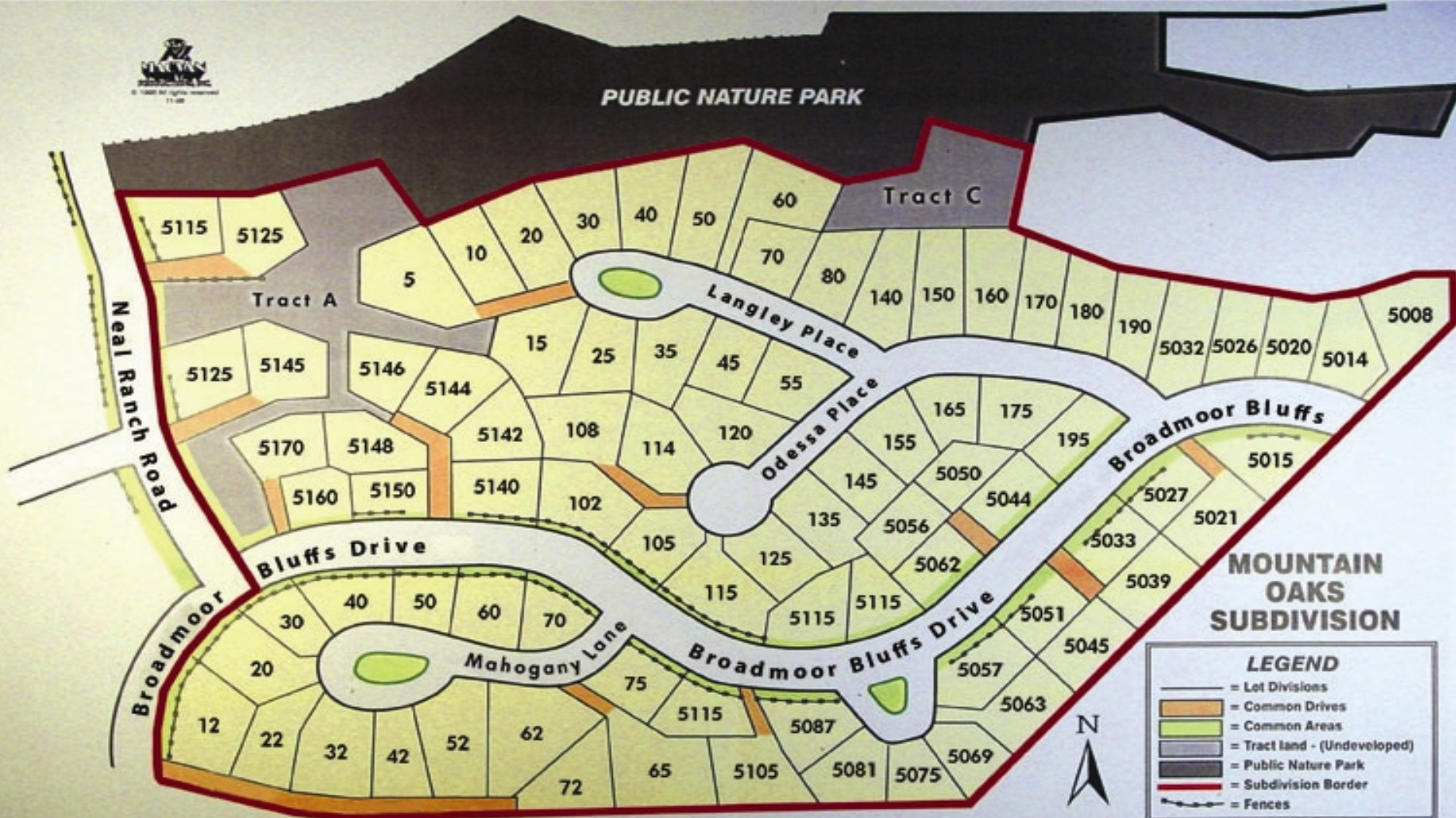
1. ALL CORNERS, SET WITH NO. 4 REBAR AND YELLOW CAP P.L.S. NO. 18235, UNLESS OTHERWISE NOTED.
2. TRACT A-1, A-2, AND A-3, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND USED AS OPEN SPACE.
3. TRACT B-1, B-2, B-3 AND B-4 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND USED FOR ACCESS AND PUBLIC UTILITIES.
4. SIDEWALK AND LANDSCAPING EASEMENTS TO BE GRANTED AFTER THE CONSTRUCTION OF THE IMPROVEMENTS.
5. DELIVERY OF EMERGENCY SERVICES MAY BE DELAYED DUE TO ACCESS LIMITATIONS.

Recall the MOHA Map We've All Seen in the Past Chris Tschan

MOUNTAIN OAKS



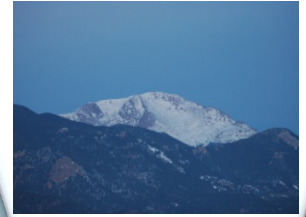
HOMEOWNERS



This is a Proposed Revision to the MOHA Map

Chris Tschan

MOUNTAIN OAKS

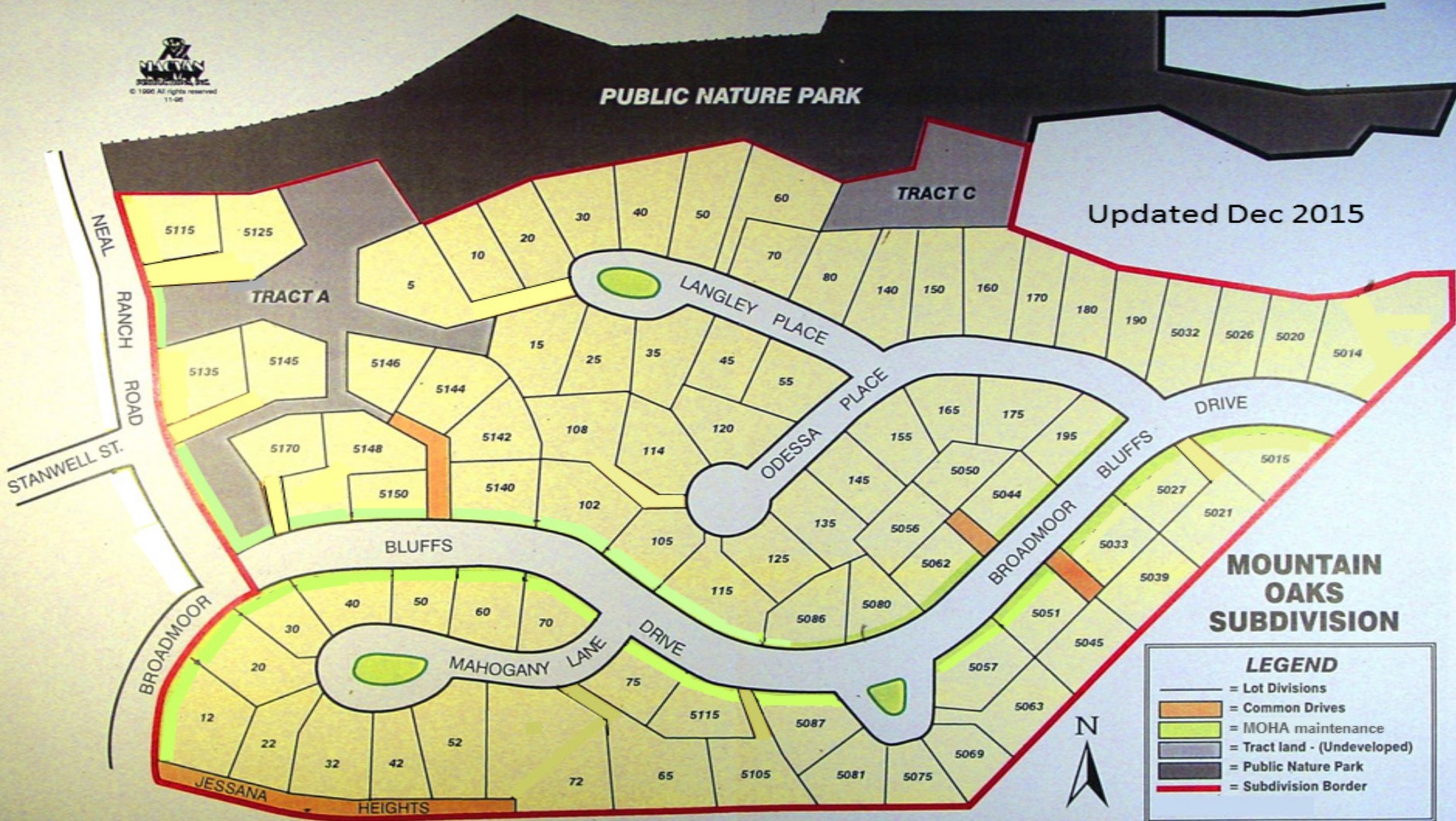


HOMEOWNERS



PUBLIC NATURE PARK

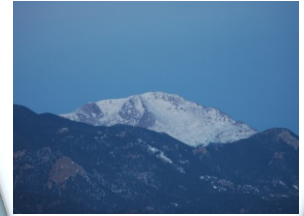
Updated Dec 2015



Implications of Study

Chris Tschan

MOUNTAIN OAKS



HOMEOWNERS

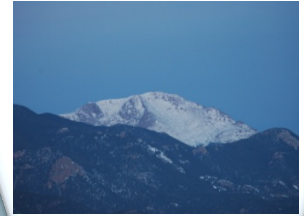
For now, we will continue to provide snow plowing for the originally designated common driveways (i.e., those with multiple homeowners accessing the same driveway).

However, the board is still debating what to do about these findings. We can't say that we're going to continue to maintain those driveways not officially filed with the county as "owned and maintained by MOHA."

Dues for 2016

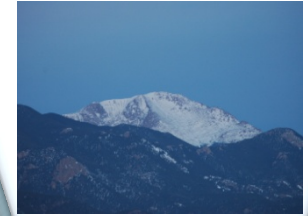
Chris Tschan

MOUNTAIN OAKS



HOMEOWNERS

- **MOHA dues to remain same for 2016 at \$325**
 - **2016 Annual dues bill was sent with annual meeting invitation in December, 2015**
 - **Payment is due by February 29, 2016 to avoid Late Fees**
 - **30 days overdue: \$30, including interest + Notice of Delinquent Account**
 - **60 days overdue: \$60, including interest + Certified Notice of Delinquent Account**
 - **90 days overdue: \$90, including interest + a Certified Notice of Delinquent Account, and Notice of Intent to Lien**
 - **120 days overdue: Intent to Lien will be filed**
 - **150 days overdue: Balance due, late fees and interest applied will be turned over to an attorney**
- **The above Late Fees do not include additional costs for collection, if needed, such as registered mail**



Solicit Homeowners for Ideas on Future Neighborhood Sustainment Projects – Chris Tschan

- A form is available for homeowners to submit ideas
- Board will evaluate, prioritize and execute
- Intended to be sure we have a method to collect good ideas

Mountain Oaks Homeowner's Association

Proposed Neighborhood Project

Title of project: _____

Homeowner submitting: _____

Date submitted: _____

Rationale for submission (check as many as applicable):

___ Safety

___ Neighborhood beautification

___ Saves MOHA money

___ Other (specify): _____

Proposal details

Current situation: _____

Proposed improvement: _____

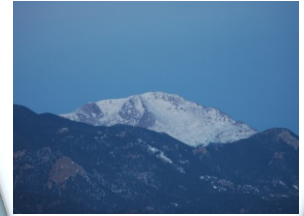
Urgency: _____

Who is proposed to do the work: _____

Insight into cost for project: _____

MOHA 2016 Board of Directors Nominations – Chris Tschan

MOUNTAIN OAKS

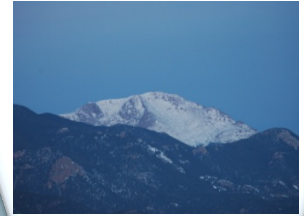


HOMEOWNERS

- **Nominations for new board members (received prior to 01/12/2016)**
 - **Beth Crumpton**
 - **Chris Tschan**
 - **Steve Carmichall**
 - **Beverly Collins**
 - **Jill Mohler**
 - **Vince DeSandro**
- **Positions will be established by the elected board at the first 2016 meeting**
- **Nominations from floor**
- **Election via ballot and proxies**
- **Election of officers**
 - **Volunteers to count votes**
 - **10% of MOHA constitutes a quorum**

MOHA 2016 Board of Directors Chris Tschan

MOUNTAIN OAKS



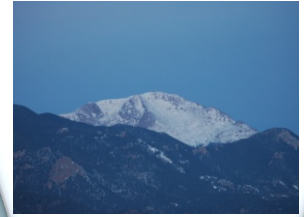
HOMEOWNERS

Announcement of 2016 MOHA Board

QUESTIONS and COMMENTS

Chris Tschan

MOUNTAIN OAKS



HOMEOWNERS

**Our Homes,
Our Community,
Our Shared Responsibility**

Thank You For Attending