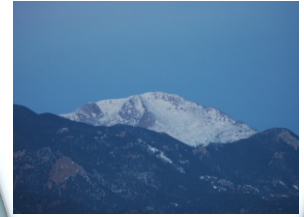


MOUNTAIN OAKS



HOMEOWNERS

MOHA Annual Meeting

Mountain Oaks Homeowners Association

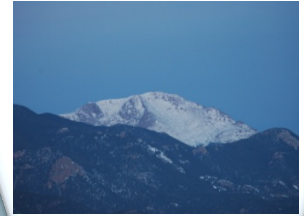
January 11, 2017

Welcome Homeowners!
www.mountainoakshoa.org

2016 MOHA Annual Meeting Agenda

Steve Carmichall

MOUNTAIN OAKS

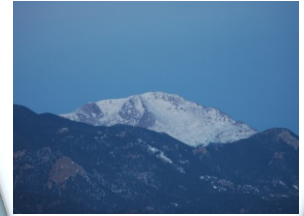


HOMEOWNERS

- **Meet your neighbors, refreshments**
- **Call to order –Steve Carmichall** **7:00 pm**
 - Focus of this year’s board on developing policies and procedures
 - Colorado required Policies and procedures for HOAs
- **Shared Driveways – Steve Carmichall** **7:30 pm**
- **Maintenance/Arch. Control – Steve Carmichall** **7:40 pm**
- **Finance Report for 2016– Jill Mohler** **7:50 pm**
 - Recap of 2016 proposed budget and actual
 - Presentation of 2017 proposed budget; discussion
 - Vote on new budget
- **Election of 2017 MOHA Board** **8:00 pm**
 - Nominations from floor and nominations prior to meeting
 - Nominations closed
 - Voting and counting of ballots
 - Announcement of 2017 Board
- **Adjourn Meeting** **8:15 pm**
- **Refreshments**

2016 Board of Directors

MOUNTAIN OAKS



HOMEOWNERS

President

Steve Carmichall

Vice-President

(vacant)

Treasurer

Jill Mohler

Secretary

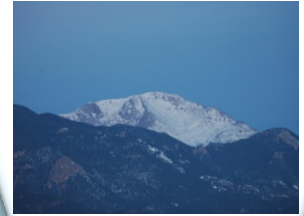
Beverly Collins

Member-At-Large

Vince DeSandro

Member-At-Large

Beth Crumpton



Why Does MOHA Exist?

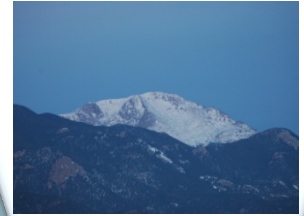
Steve Carmichall

Two main purposes:

- **Safety and security of the neighborhood**
- **Maintain property values**

The board's major focus this year has been developing and implementing Colorado required HOA policies

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;

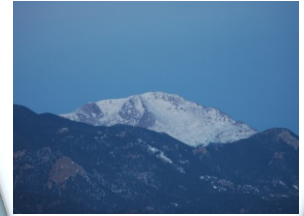
(VII) Procedures for the adoption and amendment of policies, procedures, and rules;

(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.

What are the policies and procedures that have been developed?

MOUNTAIN OAKS

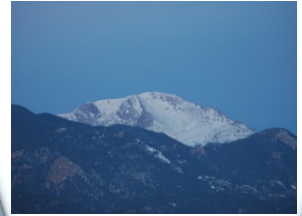


HOMEOWNERS

- **MOHA Policy For Conduct Of Meetings**
- **MOHA Policy And Procedures For The Adoption And Amendment Of Policies, Procedures, And Rules**
- **MOHA Policy For Conflict Of Interest**
- **MOHA Policy On Collections**
- **MOHA Enforcement And Fines Policy**
- **MOHA Policy And Procedure For Inspection And Copying of Association Records**
- **MOHA Policy For Document Retention And Destruction**
- **MOHA Policy On Reserve Studies**
- **MOHA Policy On Investment Of Reserves**
- **MOHA Policy On Fees For Services**

What do the new policies and procedures mean for homeowners?

MOUNTAIN OAKS



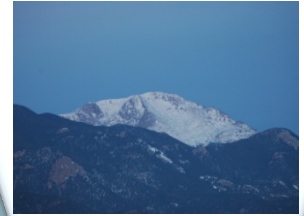
HOMEOWNERS

We have been working with HOA attorney Debra Fortenberry the past year to assist us in writing policies and procedures that are understandable, legal and usable.

Survey of Filings for MOHA Properties

Steve Carmichall

MOUNTAIN OAKS

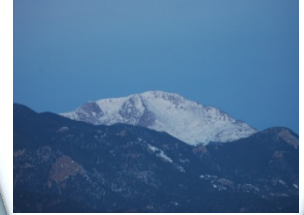


HOMEOWNERS

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

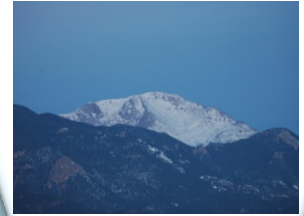
So, the MOHA Board approached Unified Title and asked them to search for filings for all MOHA properties in a variety of categories such as:

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



In the process of being legal and accurate, we discovered ...

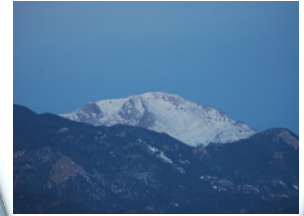
- **The map we know and have been using for many years is inaccurate**
- **The map does not reflect legal plat descriptions**
- **Financial and legal decisions have been made based on inaccurate information**



Survey of Filings for MOHA Properties Steve Carmichall

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 have utility easements**
- **The Board developed a spreadsheet that maps which filings apply to which properties**

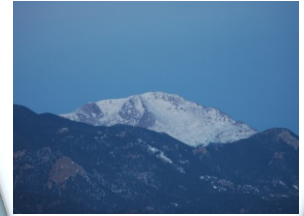


Shared Driveway Findings

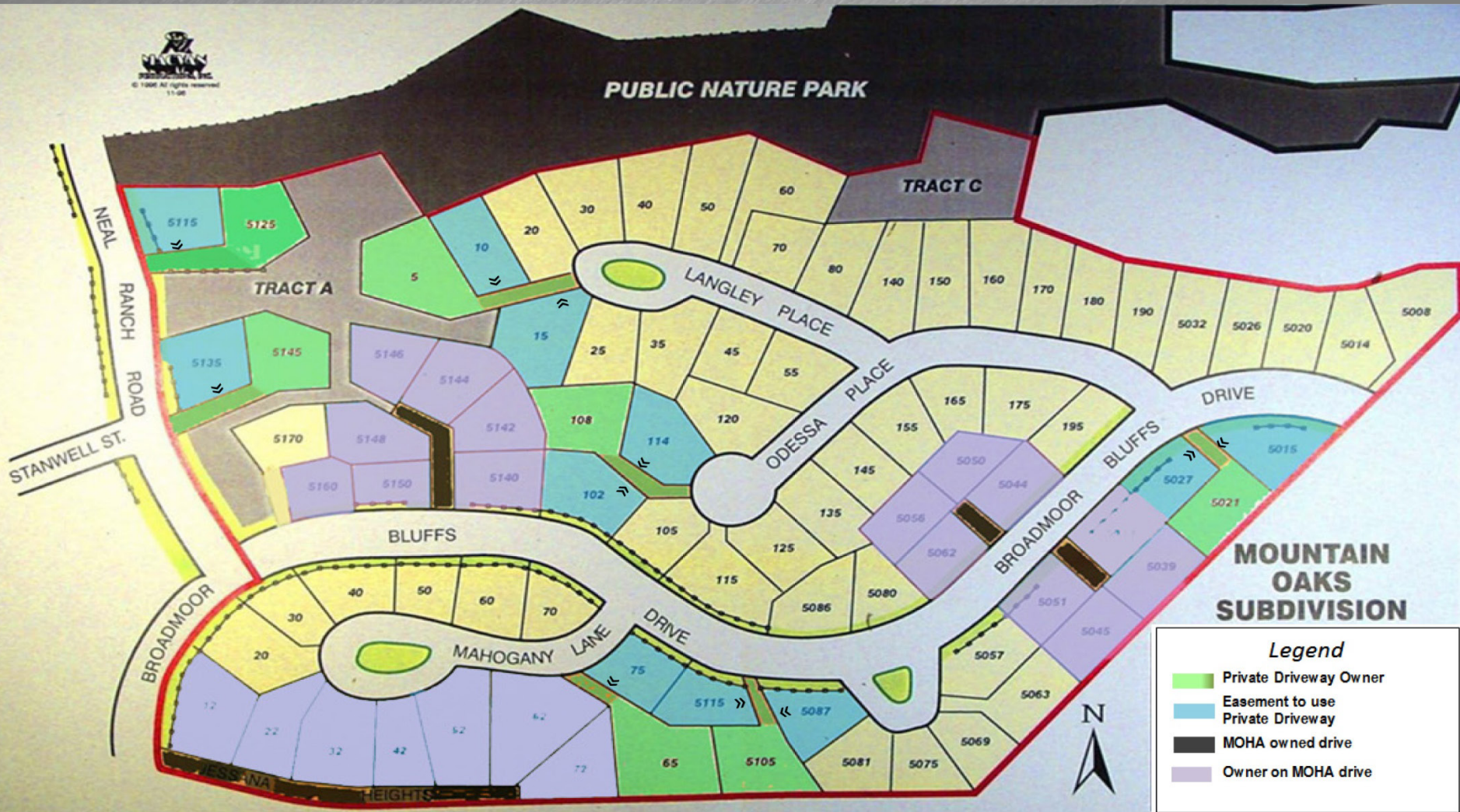
- **There are 2 different kinds of shared drives in MOHA**
 - **Some drives are common drives - owned and maintained by MOHA per the Covenants**
 - **Some driveways are private driveways - one homeowner's legal property footage, but shared by one or more additional homeowners through easements granted in filings**

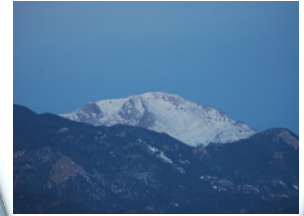
Plat research revealed a different driveway ownership map!

MOUNTAIN OAKS



HOMEOWNERS





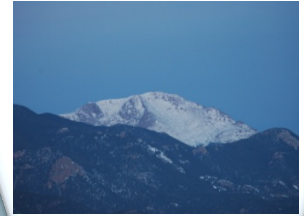
What happened next?

- Letters were sent to both owners and users of private but shared driveways informing them of the findings
- Private drive owners were made aware of their responsibility for repair, maintenance, and upkeep of their driveways
- Private driveway users through easement were asked to share the cost of maintenance, repair, and snow removal

MOHA Volunteerism

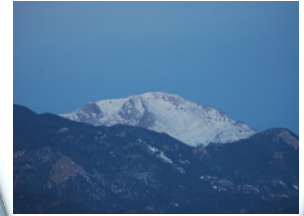
Steve Carmichall

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 MOHA neighborhood
 - Thank you to Beth Haworth for maintaining our MOHA website
 - Thank you to Special Projects member Dennis Collins for work on mailbox post repair for cost of materials



2016 Activities and Accomplishments

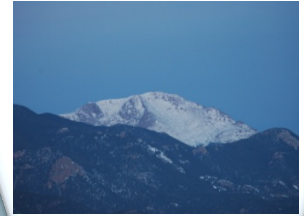
Steve Carmichall

- **Community sustainment**
 - Mailbox post repairs
 - Winter snow removal – sidewalks and shared driveways
 - driveways and Removed debris from xeriscape rock areas
- **Strategic direction and legal compliance**
 - Developed and implemented MOHA policies and procedures required by CCIOA (Colorado Common Interest Ownership Act) that bring us into compliance with Colorado state statutes
 - Clarified ownership and easement for shared drives

2016 Homeowner participation

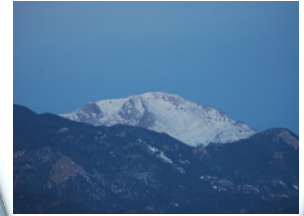
Steve Carmichall

MOUNTAIN OAKS



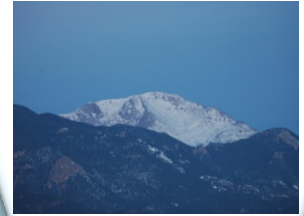
HOMEOWNERS

- **Email Communication**
 - **65 Members and 2 Guest Members receive email notifications of board minutes, annual meeting notices, special announcements**
 - **Members for whom we do not have email addresses or whose email addresses have bounced back do not receive notifications**



2017 Architectural Approvals needed from MOHA Board – Vince DeSandro

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



2016 Architectural Control

Vince DeSandro

➤ Requests and Approvals in 2016

- Decking, Landscaping, Painting, Re-roofing ...

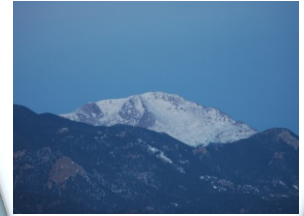
➤ 2016 Complaints

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

Architectural Control for 2016

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

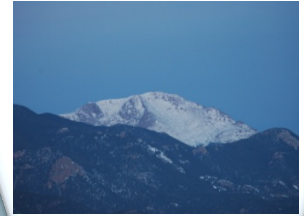
➤ Maintenance

- **Snow removal –The snow removal call is now 2”. All frontage sidewalks were shoveled for the 2015-2016 winter season**
 - **MOHA is continuing snow removal on sidewalks for the 2016-17 snow season**
- **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.**

2016 Financial Report

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

Starting balance: \$23,705.39

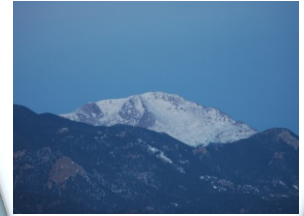
Ending balance \$32,733.18

- **MOHA membership dues remain at \$325 for 2017**
- **Payment plans available if needed**

2016 Financial Summary

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

➤ **MOHA income (dues and misc.)** \$ **27,240**

➤ **Expenses** \$ **-18,497**

➤ **How did we spend the dues this year?**

Snow Removal (including all sidewalks)

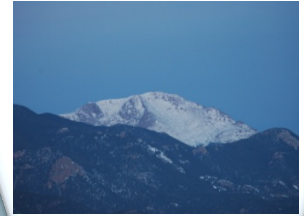
Insurance and Legal Consultation to develop required policies

Weed Removal, Mailbox Replacements, Misc.

MOHA 2016 Budget

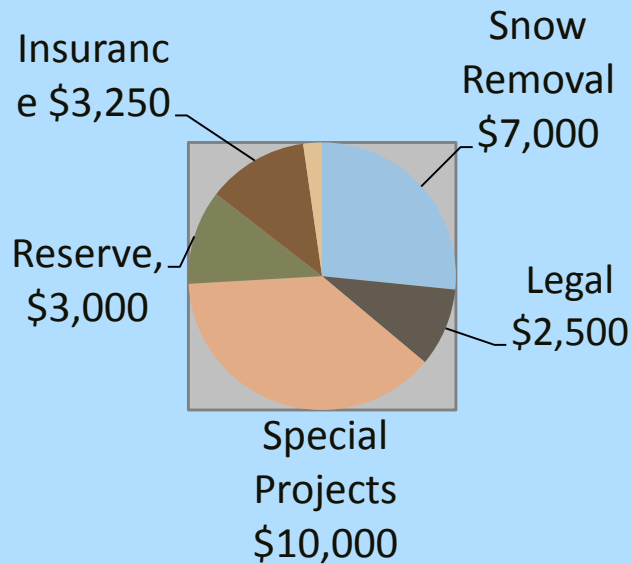
Jill Mohler

MOUNTAIN OAKS

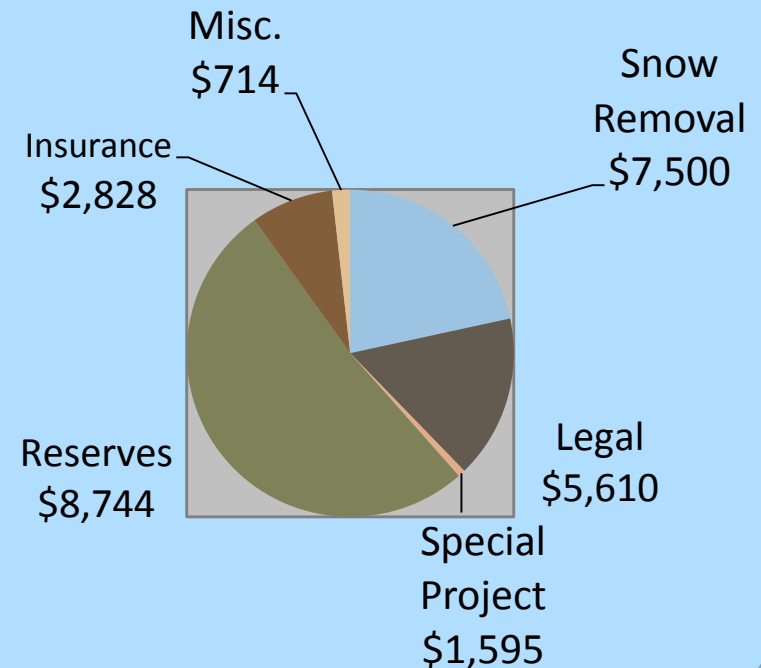


HOMEOWNERS

2016 MOHA Proposed Budget

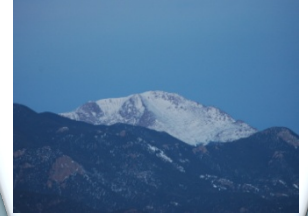


2016 MOHA Actual Budget

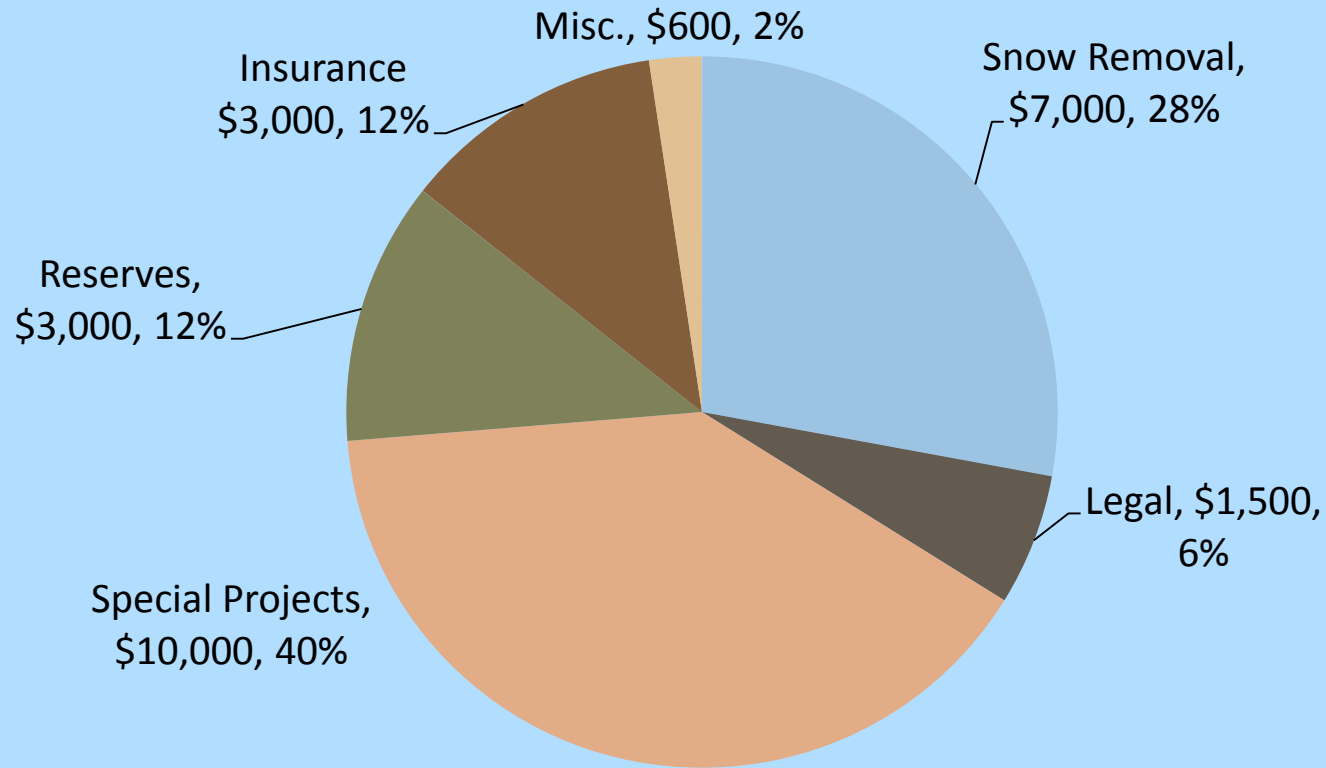


2017 Proposed Budget

MOUNTAIN OAKS

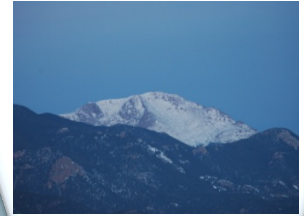


HOMEOWNERS



Dues for 2017 – \$325

MOUNTAIN OAKS



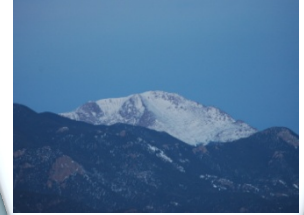
HOMEOWNERS

- MOHA dues for 2017 remain at \$325
- 2017 Annual dues bill was sent with annual meeting invitation in December, 2016. Payment is due by February 28, 2017 to avoid Late Fees
 - 30 days overdue: \$30, including interest + Notice of Delinquent Account
 - 60 days overdue: Past due bill , including accrued interest + Certified Notice of Delinquent Account
 - 90 days overdue: Past due bill, 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 accrued interest will be turned over to an attorney
- The above Late Fees do not include additional costs for collection, if needed, such as registered mail

2017 Strategic Plan

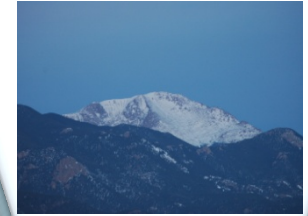
Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

- **Develop Rules and Regulations that update the Covenants and Bylaws**
- **Solicit homeowner ideas for upcoming neighborhood projects to be considered for 2017**
- **Develop maintenance plan for xeriscaped areas**
- **Review need for fire mitigation in Tracts A and C**



Solicit Homeowners for Ideas on Future Neighborhood Sustainment Projects – Beth Crumpton

- A form is available on the website 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: _____

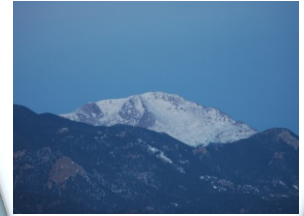
Urgency: _____

Who is proposed to do the work: _____

Insight into cost for project: _____

MOHA 2017 Board of Directors Nominations – Vince DeSandro

MOUNTAIN OAKS

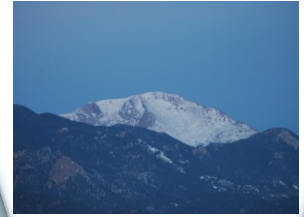


HOMEOWNERS

- **Nominations for new board members (received prior to 01/12/2016)**
 - **Beth Crumpton**
 - **Steve Carmichall**
 - **Beverly Collins**
 - **Jill Mohler**
 - **Vince DeSandro**
- **Positions will be established by the elected board at the first 2017 meeting**
- **Nominations from floor**
- **Election via ballot and proxies**
- **Election of officers**
 - **Volunteers to count votes**
 - **10% of MOHA constitutes a quorum**

MOHA 2017 Board of Directors Steve Carmichall

MOUNTAIN OAKS



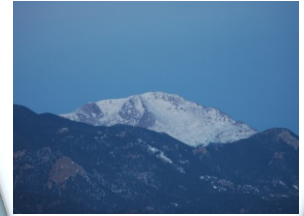
HOMEOWNERS

Announcement of 2017 MOHA Board

QUESTIONS and COMMENTS

Steve Carmichall

MOUNTAIN OAKS



HOMEOWNERS

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

Thank You For Attending