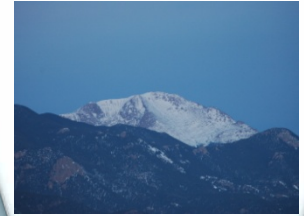


MOUNTAIN OAKS



HOMEOWNERS

MOHA Annual Meeting

Mountain Oaks Homeowners Association

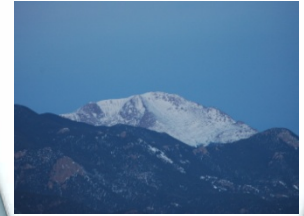
January 22, 2018

Welcome Homeowners!
www.mountainoakshoa.org

2017 MOHA Annual Meeting Agenda

Steve Carmichall

MOUNTAIN OAKS

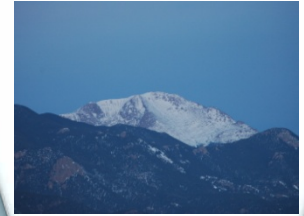


HOMEOWNERS

- **Meet your neighbors, refreshments**
- **Call to order –Steve Carmichall** 7:00 pm
- **Firewise – Colorado Springs Fire Department** 7:05
 - Wildfire Mitigation Program Coordinators
- **Proposed Improvement Projects – Steve Carmichall** 7:15
- **Introduction – HOA Attorney Debra Fortenberry** 7:25
 - Colorado required Policies and Procedures, Q&A
- **Maintenance/Arch. Control – Vince DeSandro** 7:50
 - Requests/Complaints
- Finance Report for 2017– Jill Mohler** 8:00
 - Recap of 2017 budget
 - Presentation of 2018 proposed budget; discussion
 - Vote on new budget
- **Election of 2018 MOHA Board** 8:15
 - Nominations from floor and nominations prior to meeting
 - Nominations closed
 - Voting and counting of ballots
 - Announcement of 2018 Board
- **Adjourn Meeting** 8:30
- **Refreshments**

2017 Board of Directors

MOUNTAIN OAKS



HOMEOWNERS

President

Steve Carmichall

Vice-President

Vince DeSandro

Treasurer

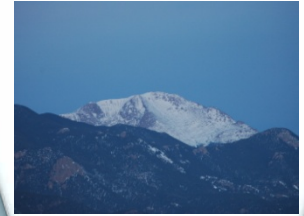
Jill Mohler

Secretary

Beverly Collins

Member-At-Large

Beth Crumpton



Why Does MOHA Exist?

Steve Carmichall

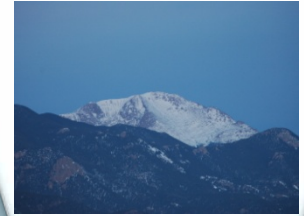
Two main purposes:

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

2017 Homeowner participation

Steve Carmichall

MOUNTAIN OAKS

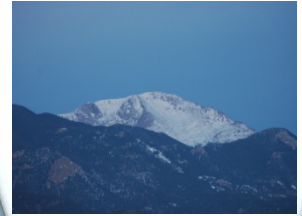


HOMEOWNERS

- **Email Communication**
 - 70 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

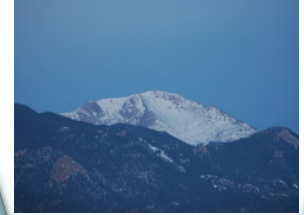
Firewise

MOUNTAIN OAKS



HOMEOWNERS

Thank you to Colorado Springs Fire Department—Firewise for all their work to keep our neighborhood safe. Thanks to Jeremy and Ashley for coming tonight.



Proposed Improvement Projects - Steve Carmichall

➤ Fence Replacement on BBD and NRR

- Deteriorating condition of current fence
- Budget for project 2019

➤ Mailbox and Post replacement

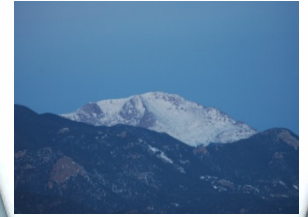
- Security Concerns
- Identity Theft
- Cost of replacements of current style post \$500-\$600
- Proposed type box and post
- Budget for project 2018

➤ Drainage Repair on upper BBD

- Water runoff impacting homeowner

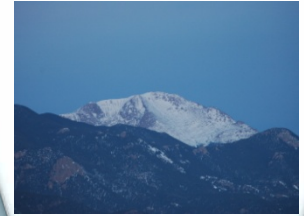
Proposed 2018 Project Post/Locking Mailbox

MOUNTAIN OAKS



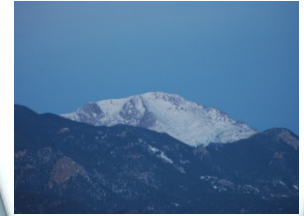
HOMEOWNERS





**Introduction, Debra Fortenberry:
Why are there new HOA policies
and what do the new policies and
procedures mean for homeowners?**

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



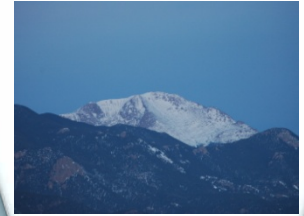
Policies and Procedures now on MOHA website

- **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**

2017 Activities

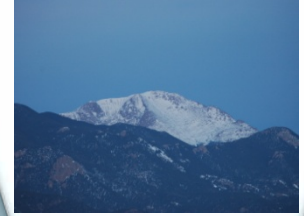
Vince DeSandro

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HOMEOWNERS

- **Community sustainment**
 - Mailbox post repairs (Thank you to Dennis Collins for his work)
 - Winter snow removal – sidewalks and common drives
 - 3X Cleanup of landscape areas on BBD and NRR
- **Requests/Complaints**



Architectural Control

Requests

New Deck
Dog Run
Repainting
New Windows

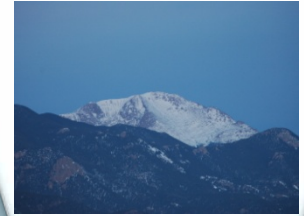
Complaints

Yard Maintenance
Dead Tree
AC Window Unit
Car Parked in Side Yard
Barking Dog
Trailer Parked in Driveway
House Needs Repainting

Architectural Control for 2017

Vince DeSandro

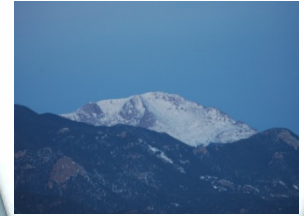
MOUNTAIN OAKS



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➤ Maintenance

- **Snow removal –The snow removal call is now 2” to be placed in the Queue.**
- **Our new snow removal service is PES (Platinum Environmental Solutions)**
- **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.**



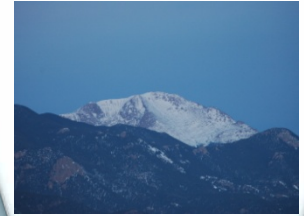
2018 Architectural Approvals needed from MOHA Board – Vince DeSandro

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

2017 Financial Report

Jill Mohler

MOUNTAIN OAKS



HOMEOWNERS

Starting balance: \$32,448

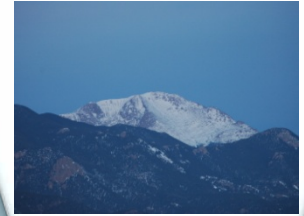
Ending balance: \$46,880

- **MOHA membership dues remain at \$325 for 2018**
- **Payment plans available if needed**
- **Late fees are applicable if 30 days past due**

2017 Financial Summary

Jill Mohler

MOUNTAIN OAKS



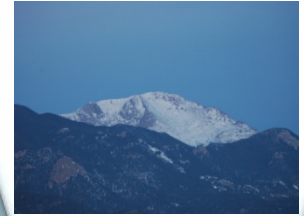
HOMEOWNERS

- **Income** **\$27,485**
- **Expenses** **\$13,053**

- **How did we spend the dues this year?**
 - **Landscaping/Common Area Maintenance - \$4,798**
 - **Snow Removal - \$3,099**
 - **Insurance - \$2,363**
 - **Legal - \$2,193**
 - **Operating (PO Box, postage & supplies) - \$599**

2017 Budget vs. Actual

MOUNTAIN OAKS



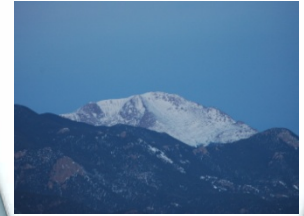
HOMEOWNERS

| Major Categories | Budgeted Amount | Actual Expenditures |
|--------------------------------------|-----------------|---|
| Neighborhood Improvement Project | \$10,000 | \$0 (under \$10,000) |
| Snow Removal & Landscape Maintenance | \$7,000 | \$7,697 <ul style="list-style-type: none">• \$3,099 snow• \$4,273 landscape cleanups (3)• \$325 pavement repair cost share (over \$697) |
| Legal | \$2,500 | \$2,193 (under \$307) |
| Reserves | \$3,000 | \$3,000 |
| Insurance | \$3,250 | \$2,363 (under \$887) |
| TOTAL | \$25,750 | \$15,253 (under budget \$10,497) |

2018 Proposed Budget

Jill Mohler

MOUNTAIN OAKS

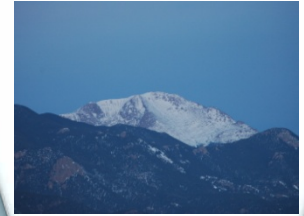


HOMEOWNERS

- **Reserves - \$6,000 (no additional reserve contribution needed)**
- **Proposed Budget (Expenditures \$44,250)**
 - **Neighborhood Improvement Projects - \$30,000**
 - **\$10,000 2016 (allocated/approved not expended)**
 - **\$10,000 2017 (allocated/approved not expended)**
 - **\$10,000 2018**
 - **Snow Removal - \$4,000**
 - **Landscaping/Maintenance - \$4,000**
 - **Insurance - \$3,000**
 - **Legal - \$2,500**
 - **Operating (PO Box, postage & supplies) - \$750**

MOHA 2018 Board of Directors Nominations – Vince DeSandro

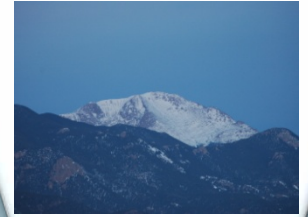
MOUNTAIN OAKS



HOMEOWNERS

- **Nominations for new board members (received prior to 01/12/2016)**
 - **Beth Crumpton**
 - **Steve Carmichall**
 - **Jill Mohler**
 - **Vince DeSandro**
 - **Celeste Fitzpatrick**
- **Positions will be established by the elected board at the first 2018 meeting**
- **Nominations from floor**
- **Election via ballot and proxies**
- **Election of officers**
 - **Volunteers to count votes**
 - **10% of MOHA constitutes a quorum**

MOUNTAIN OAKS



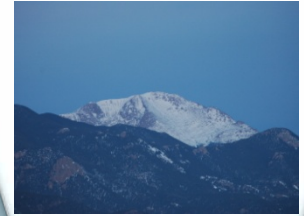
HOMEOWNERS

Steve Carmichall

**Announcement of 2018
MOHA Board**

**We invite you to stay for
refreshments and visit with
the 2018 board**

MOUNTAIN OAKS



HOMEOWNERS

Our Homes,

Our Community,

Our Shared Responsibility

Thank You For Attending