

Mountain Oaks HOA Board Meeting 7/26/18

In Attendance:

Steve Carmichall President

Vince DeSandro Vice President

Jill Mohler Treasurer

Celeste Fitzpatrick Secretary

Beth Crumpton Member at Large

Visiting Homeowners to Board Meeting: Kevin Rishavy, Charles Hamm and Mary Ricks

The meeting convened at 6 :39 PM

1. Treasurers Report: We have collected 8 more due's payments. There are 2 payments still delinquent. Our insurance policy has been paid and \$5475. 00 has been paid to Obering and Wurth for engineering work completed thus far.

Steve, Celeste and Jill will meet at the bank to put all 3 names on the checking account bank signature card to be able to write checks.

2. Drainage Issue Update: Vince explained the three different proposals given by the engineers to fix the drainage flow to 25 Langley PI from the common drive off Broadmoor Bluffs. Jill made a motion to proceed with design option 3, Vince seconded the motion, the board passed the vote.

3. Architectural Control: Letters will be sent to homeowners for covenant and rules violations.

5021 Broadmoor Bluffs: car parked between houses

5115 Broadmoor Bluffs: yard maintenance

115 Odessa Place: tree stump/ yard maintenance

5020 Broadmoor Bluffs: yard maintenance

114 Odessa Place: yard maintenance

5039 Broadmoor Bluffs: yard is dead

Charles Ham volunteered to be on the Architectural Control Committee. Steve made a motion, Beth seconded it, the board passed the vote.

Covenants are updated through the HOA Policies and Rules.

4. Paint for fences: The SKU for obtaining the paint at Home Depot is on the MOHA website.

5. Maintenance Update: Landscaping Specialists are doing a great job, killing weeds, removing leaves. We have them come 3 times a year: Spring, Summer, and Fall.]

6. Missing sidewalk on Langley: Curbing around island on Langley is in poor shape. Sections are missing in front of 25 Langley. The city has a program where they pay half

and the homeowner pays half. Vince and his neighbors have signed up for that. They are asking that MOHA split their half with them.

7. Polybutylene Plumbing (Information Only): Replacement of aging polybutylene plumbing with PEX or copper plumbing is becoming a condition for the sale of homes in our area between buyers and sellers. Polybutylene plumbing was installed in our homes when they were new but only has a life expectancy of 25 years when they start to corrode or leak. Homeowners can check their plumbing with an inspection from a reliable plumbing company.

8. Mailboxes: We plan to get started on the mailboxes ASAP. Steve made a motion to complete the installation in 4 phases. Sample mail posts and boxes will be installed around the neighborhood in the next 45 days. Beth seconded the motion and the Board passed the vote.

The meeting adjourned at 8:04 pm. The Board then met in Executive Session to discuss legal matters.