



Mountain Oaks Homeowners Association (MOHA) Annual Meeting Minutes January 11, 2017

The meeting was called to order at 7:00 pm by President Steve Carmichall at the Fire Station 16 Community Meeting Room. The meeting was adjourned at 8:15 pm.

Attendance: Eighteen members were present; 4 proxies were presented.

Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website.

Business:

A pdf of the PowerPoint slide presentation from the meeting may be accessed [here](#). The presentation highlights the Association's 2016 activities.

Election of new officers

Nominations for 2017 officers were opened to the floor. There were no new nominations. Motion was made to close nominations: Mary Ann Creque/Haken Hemdal
Board members elected for 2017 are Steve Carmichall, Jill Mohler, Beth Crumpton, Vince DeSandro and Beverly Collins. Board duties will be determined at the first meeting of the new board. Last year's board was thanked for their efforts.

Financials

Treasurer Jill Mohler prepared a financial summary for 2016 and a proposed 2017 budget. The 2017 budget was approved: John Hermes/Beth Haworth. Financial information is available in the [Annual Meeting Slide Presentation](#).

Dues

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

Dues for 2017 will remain \$325 per member. Dues notice was sent in December with the annual

meeting invitation. **The MOHA mailing address to send annual dues is:**

Mountain Oaks HOA, 6510 S. Academy Blvd., Ste. A #310, Colorado Springs, CO 80906-8691

Policies required for HOAs by the state of Colorado have been enacted by MOHA with review by HOA attorney Debra Fortenberry

Policies may be viewed on the 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**

Maintenance and Architectural

MOHA snow removal call is 2-inches of snow. At that time our snow removal request is put in the que with our contractor Landscaping Specialists. If additional snow accumulates after the snow removal is finished, the homeowner(s) will need to remove the accumulation. It was requested that an email be sent to homeowners when the snow removal request is entered with the contractor.

For snow removal on side streets, call Colorado Springs City Street Division and request them to send a plow truck. The number is 719-385-5934 for calls before 5 pm. Request that anti-skid salt or sand be put down at icy stop signs. For after-hours requests (after 5 pm) call the emergency snow removal line at 719-278-8352. After being transferred to an individual or asked to leave a message, request residential streets of Odessa Pl, Langley Pl, and Mahogany Lane be plowed and sanded. Notify other MOHA neighbors so that multiple requests can be made, as appropriate, given situation (severity of snow accumulation, deteriorating conditions, etc.) and urgency of a response by the snow plow(s).

(Chris Signore suggests calling early, before 9am, when the plow trucks are out on Broadmoor Bluffs in the early morning hours, and there is over 4-5 inches of snow. Remember, primary roads take priority. Also, if you would like to report potholes or debris, the 719-385-5934 number is the one to call.)

Vince DeSandro is now assisting Steve Carmichall with architectural approvals. The purpose of approvals is to maintain property values in the neighborhood. Approvals are required for:

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

Complaints received in 2016 were for yard maintenance, oversized /commercial vehicles, loose dogs, barking dogs, vehicle noise (revving engines) and vehicles blocking driveways.

Shared private driveways

It was recommended that easement users of shared private driveways participate in the cost of maintenance and repair.

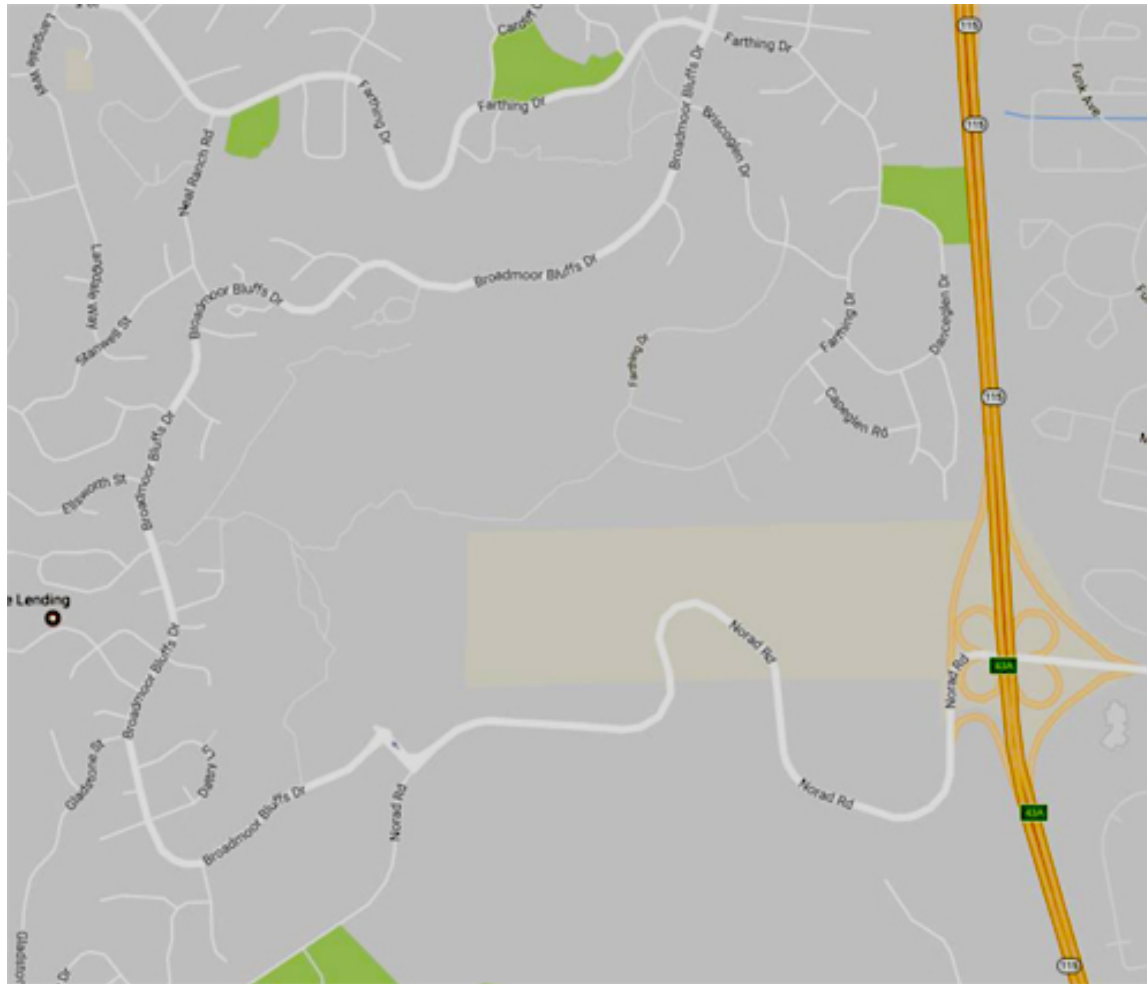
Mailboxes and posts

Mike Haworth asked the board to look into an approved locking mailbox. Mary Ann Creque requested the board consider a less expensive post to replace the current approved one; she suggested a black metal post.

Fire Mitigation

Dennis Collins, Special Project Coordinator, noted that the Fire Department will be mitigating Tracts A and C later this year. Homeowners will be notified when we have a schedule. David Schulz reported he did fire mitigation on his property with a matching grant from the fire department. The fire department matching fund is up to \$500.

Mary Mulcahy requested we let members know that in case of fire, homeowners can evacuate by going west on Broadmoor Bluffs Drive taking the NORAD Road street. There was a time in the past when that route was not available.



Project Ideas for 2017

A form is available on the website for homeowners to submit 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: _____

Member Information

The member database information is maintained from the website. Homeowners are reminded to update their contact information on the website (change of billing address, email address, phone number) to keep the database up to date. MOHA members receive email notification of Newsletters and Board Minutes posted to the website if they have an email address. The email address used is from the homeowner profile on the website. If you need assistance creating your profile on the website, please contact [Beverly Collins](#).

Annual Minutes submitted by Beverly Collins, Secretary