



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
April 14, 2015**

The meeting was called to order at 6:30 pm by President Chris Tschan and adjourned at 8:35 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Jill Mohler, Treasurer
Steve Carmichall, Member at Large
Bev Collins, Secretary
Dennis Collins, Special Projects

Next meeting date: To be determined/

Website: <http://www.mountainoakshoa.org>. Board Meeting minutes and Board Member contact information may be accessed at the website. Email notice of minutes posted to website can be provided only to members who have created website profiles. MOHA members are welcome to come to Board Meetings. Please let us know you are coming so we can plan adequate seating.
(Email: bev@sitesandsounds.com)

Business:

1. Mountainoakshoa.com email addresses

We will not renew.

2. Projects with Landscape Specialists

- a. Sidewalk cleaning was accomplished April 3, 2015 for a total of \$390.
- b. The damaged mailbox post on Odessa will be repaired early May. The insurance money to cover costs has been deposited.
- c. An estimate for clearing debris and weeds from rock area on Broadmoor Bluffs Drive and Neal Ranch Road for \$1465 was approved. This will be done in early May.

3. Hemdal mailbox at 5075 BBD needs repair.

Bev Collins will talk to the owner and document the damage done by the city and determine next steps to take.

4. DORA dues have been paid for 2015 by Bev Collins.

5. Eight homeowners have dues outstanding.

Jill Mohler will send 60-day late payment notices April 28.

6. Insurance policy

Mary Ann Creque will review our needs with our insurance agent and arrange payment by due date.

7. Apron at 5051 Broadmoor Bluffs Drive

The stop gap asphalt repair made by MOHA last year is now breaking up. A concrete replacement is needed. It is rated by the city as a Priority 4, which means it will not be addressed for repair/replacement. Mary Ann Creque asked for a re-inspection (which could take up to 10 weeks). Hopefully the rating will be increased to a 1 or 2, although she was advised that many 1 or 2 priority ratings aren't being addressed. Mary Ann will continue to stay on top of this issue.

8. Homeowners are reminded that vehicles in driveways must not block sidewalks or streets.

9. Architectural

Steve Carmichael reported one request for a roof replacement. Homeowners replacing roofs are reminded that roof shingles must be hail resistant and high definition (a specific category is required).

10. Mailbox post responsibility will be returned to homeowners June 1, 2015.

For many years MOHA has assumed the responsibility for replacing aging mailbox posts. As of June 1, 2015 homeowners will resume responsibility for maintenance, repair and replacement of mailbox posts as outlined in the MOHA covenants.

Please contact Steve Carmichall at 719-332-6225 or stcrmch@aol.com for guidance on this subject.

11. Homeowner property filings

Chris Tschan and Bev Collins met with Unified Title Company to request a documentation of all MOHA property filings. Seventy filings were reviewed and grouped into 9 categories. We now have a spreadsheet showing the filings which apply to each property. It was noted there are many inconsistencies, inadequacies, and omissions in the filing covenants. For example, less than half the properties have maintenance covenants, only 5 properties have sidewalk easements, and less than half the driveways are mandated to be in the care of the HOA. Chris Tschan stated, "We always assumed the MOHA map was the Bible."

There is much more review needed to determine how to go forward to update the MOHA bylaws/covenants and to determine the implications for services.