



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
April 2, 2013**

The meeting was called to order at 6:30 pm by President Chris Tschan at 55 Langley Pl. and adjourned at 8:00 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Steve Carmichall, Member-At-Large
Dave Parks, Treasurer
Dennis Collins, Special Projects
Bev Collins, Secretary

Next meeting date: TBA

Website: <http://www.mountainoakshoa.org>. Board Meeting minutes and Board Member contact information may be accessed at the website. MOHA members are welcome to come to Board Meetings. Please let us know you are coming so we can plan adequate seating.

Business:

1. Mailbox Posts

The board members took a tour to note the condition of several mailboxes that have been replaced within the past two years that now have significant cracks. Switzer Landscaping has told us there is a 14 year warranty on the mailboxes. Mary Ann Creque will review the condition of the mailboxes with Chris Switzer.

2. Bidders on Rockscaping Contract Area

On Saturday April 6 at 10 am Board Member volunteers will walk prospective bidders through the areas to be rockscaped. So far we have three companies who are interested. The areas to be rockscaped are between the street and sidewalk.

Once bids from prospective contractors have been received, Board Members will visit their company headquarters, review the equipment they will be using to do the work, view samples of work, and inspect their liability insurance before letting the bid.

3. Firewise with Amy Sylvester of CS Fire Department

Several Board Members did a walkthrough of Tracts A and C with Amy Sylvester last week. Sylvester has volunteered grant money to perform Firewise cleanup in the tracts. One requirement of receiving the grant work was MOHA participation, which we have initiated with cleanup of the fallen tree in Tract A. Sylvester would also be open to using future grant monies to provide fire mitigation with homeowners whose back yards are adjacent public areas (this would be in a stewardship agreement with consenting homeowners). The Board believes this is a great step forward in making our area safer against the kind

of devastation seen in the Mountain Shadows area last summer. Sylvester noted that the city considers the Broadmoor Bluffs area a major fire concern by the city at this time.

The nature area abutting the north side of MOHA properties is controlled by the city, and we will need to work with the city on Firewise in that area.

4. Overdues!

Eleven homeowners are delinquent on 2013 dues. Dave Parks will send a delinquent notice by certified mail to any homeowners who are still delinquent on April 15. It is noted there is a \$25 late charge for dues that were not received by February 28.

6. Property Cleanup

Property owners are encouraged to get their spring cleanup done now. We hope all owners will take Firewise seriously and do all you can to keep our homes safe as we enter this year's drought season. You are encouraged to ask someone from the fire department to walk your property and give recommendations for making your home safer in the event of an area fire.

Submitted by Beverly Collins, Secretary