



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
February 16, 2017**

The meeting was called to order at 6:45 pm by President Steve Carmichall and adjourned at 8:35 pm.

Present:

Steve Carmichall, President
Jill Mohler, Treasurer
Vince DeSandro, Vice-President
Beth Crumpton, Member at Large
Bev Collins, Secretary
Dennis Collins, Special Projects
Celeste Fitzpatrick, Guest

Next meeting date: TBD

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 will be provided to members who have created website profiles. If you need help to create your profile, please contact bev@sitesandsounds.com. 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. Board Positions determined for 2017

Steve Carmichall – President
Vince DeSandro – Vice President
Jill Mohler – Treasurer
Beth Crumpton – Member at Large
Bev Collins – Secretary

2. Colorado Common Interest Ownership Association (CCIOA) Policies completed and posted on website

[MOHA Policy On Collections](#)

[MOHA Enforcement And Fines Policy](#)

[MOHA Policy For Conduct Of Meetings](#)

[MOHA Policy For Conflict Of Interest](#)

[MOHA Policy And Procedures For The Adoption And Amendment Of Policies, Procedures, And Rules](#)

[MOHA Policy And Procedure For Inspection And Copying Of Association Records](#)

[MOHA Policy For Resolution Of Disputes Between The Association And Homeowners](#)

[MOHA Policy For Records Retention And Destruction](#)

MOHA Policy On Reserve Studies and Funding

MOHA Policy On Investment Of Reserves

MOHA Policy On Fees For Association Services

3. Fire mitigation update

Dennis Collins is contact for spring/summer fire mitigation in Tracts A & C. We are waiting for more information from the CSFD.

4. Mailbox Posts and Mailboxes

A community concern is mail security, with increasing reports of mail theft, including stealing blank checks and thieves using them. Several residents have asked about locking mailboxes. Beth Crumpton has done preliminary research on locking mailboxes. With USPS approved locking mailboxes, the mail person delivers the mail into the secure top part of the mailbox, and the mail can be retrieved by the resident by opening the mailbox with a key. Beth and Vince DeSandro will explore cost of changing the mailboxes to this new standard, which will also include a stainless steel post. The cost considerations are removal/disposal of current mailboxes and posts, purchase of new mailboxes and posts, and installation. Three bids are requested. The bronze Mail Manager mailbox/post being considered can be viewed at:

<https://www.mailboss.com/shop/curbside-mailboxes/mail-manager/>

A video on how the box works is available on the page. The box is 21"D x 11.25" H x 10.75"W.

5. Fence Repair

Bev Collins will send letters to residents who have not yet repaired fences after the recent windstorm. Resident will have 2 weeks to complete the work after receiving letters.

6. Updated Map needed for community

Steve Carmichall will query our legal counsel. If any MOHA residents have a suggestion for a map maker, please let us know.

7. Fence along Broadmoor Bluffs deteriorating

Steve and Dennis Collins will get a ballpark cost on removing fencing.

8. Next meeting's agenda to include: Updates on mailbox and post replacement bids, Fence Removal Costs, Rules and Regulations development 2017, invite guests who have interest in being on board or serving on committees this year.