



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
January 23, 2013**

The meeting was called to order at 6:40 pm by 2013 Vice-President Chris Tschan at 5050 Broadmoor Bluffs Drive and adjourned at 8:40 pm by 2013 President Chris Tschan.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Steve Carmichall, Member-At-Large
Dave Parks, Treasurer
Dennis Collins, Special Projects
Beth Haworth, Webmaster (2012-2013)
John Haaren, Xeriscaping Committee spokesperson
Bev Collins, Secretary

Next meeting date: February 27, Wednesday, 55 Langley Pl.

Website: <http://www.mountainoakshoa.org>. 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.

We are sorry to report that Drew Alexa will not be able to serve on the board this year. We wish him a speedy recovery. When a void is created on the board, the board is empowered to appoint a member to the vacancy. Mary Ann Creque has accepted the appointment.

Board positions for 2013 are:

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

Thank you, Chris, for stepping up.

Business:

1. Rockscaping/xeriscaping – John Haaren and Mary Ann Creque

The Xeriscaping Committee was given approval to get 5 or more bids from landscapers in \$10,000 increments to include rockscaping and rock+ xeriscaping. The committee will bring back recommendations to the board. The bid will include removing the current ground cover, placing an industrial barrier, and rock/rock and xeriscaping. We will explore having a balance of rock and xeriscape plants.

2. Sprinkler System

A decision was made that we will *not* turn on the sprinkler system in April. The sprinkler heads will have to be removed and pipes capped. Property owners are reminded they will become responsible for watering their property that lays between the sidewalk and fence.

Homeowners might want to consider xeriscaping the area instead of extending their sprinkler systems. Reminder: Submit plans to Steve Carmichall for approval before going ahead. Steve can be reached at: stcrmch@aol.com/719-332-6225.

3. Annual Dues bill has been mailed

If you did not receive your dues bill, please contact Dave Parks at codeoptimizer@gmail.com. Property owners are encouraged to send their dues as soon as possible to fund the rock/xeriscaping project that is targeted for an early spring start. (Dues are payable no later than February 28.)

4. Snow plowing

Steve Carmichall contacted the Colorado Springs Street Division regarding the safety issue with snow on Odessa and Mahogany. Any resident may call the city Street Division and ask them to send a plow truck. The number is 385-5934. Anyone who calls, please mention both streets – Odessa and Mahogany, and request that anti-skid salt be put down at icy stop signs on both streets.

For snow removal that is paid by MOHA, 4 inches will remain the standard. However, if it is 3 inches deep and still snowing, we will call to get in the queue.

5. Switzer Landscaping Contact

Mary Ann Creque will take over responsibility of communicating with Switzer.

6. Past history records

It is noted that John Haaren has turned over historic records to the current MOHA board.

7. Domain Name emails

Cost is \$19.95 for up to 10 names. Beth Haworth will purchase if mail can be accessed from web mail and provide set up instructions. It is recommended that HOA board members keep a separate email address and email account that is used only for MOHA communication for legal purposes. Board members will send and save all MOHA communications using only MOHA email addresses and accounts and provide an electronic record file at the end of year 2013 for history purposes.

8. Covenants

Steve Carmichall and Bev Collins provide revisions draft for Feb. 27 meeting.

9. P.O. Box

The cost of a PO Box in the Safeway shopping center is \$12/month. The cost was approved. The purpose is to have a permanent mailing address for MOHA to receive HOA materials from the state, complaints, etc.

10. Fallen Tree in Tract A common property/fire mitigation

We have one preliminary bid of \$1600 to remove the downed tree and 20 ft. high tree stump. Dennis Collins will get 3 more bids from vendors recommended by the fire department, with bid to be awarded by end of 1st week in February. Dennis met with Amy Sylvester, Wildfire Mitigation Officer, who recommended additional fire mitigation be done in the area. It is *possible* the CS Fire Department may be willing to perform mitigation services free of charge. The homeowners association would need to sign a stewardship agreement to allow the fire department to perform the services. If MOHA can show receipts that it is contributing to the cleanup and mitigation of certain areas, this will make it more likely they will perform such services. There is also the possibility of a federal grant that would enable the state of Colorado to match funds for fire mitigation up to \$2500. (The fire department would be willing to submit the grant information.) Dennis will meet with Sylvester and determine whether homeowner improvements (e.g., changing from shake roof to a fire-resistant roof and fire mitigation) will also help qualify us for help. Also, he will get the stewardship agreement for the board to sign. (We have signed stewardship agreements in the past.)

Property owners note: According to the Colorado Department of Revenue, in years 2009-2013 individuals, estates and trusts may subtract from federal taxable income 50% of the costs incurred in performing wildfire mitigation measure that meet the following qualifications:

- The taxpayer must own the property upon which the wildfire mitigation measures are performed.

- The property upon which the wildfire mitigation measures are performed must be located in Colorado, and in a wildland/urban interface area.
- The wildfire mitigation measure must be authorized by a community wildfire protection plan adopted by a local government within the interface area.
- The total amount of the subtraction may not exceed \$2500.

(For more information call your tax preparer or go to www.taxcolorado.com and search for “wildfire mitigation measures subtraction.” The Colorado Dept. of Revenue Taxpayer Service Division number is 303-238-7378.)

11. Chipping

MOHA fall chipping date is week of September 9. To sign up, phone 719-385-7342 or visit csfd.springsgov.com and select ‘Chipping Program.’ It is recommended piles be created by September 8, 2013, as collection may begin early, or may occur any time during the week. (Note: we will also post this on the MOHA website closer to the chipping date.)

12. Complaint Review

Bev Collins will revise the complaint procedure based on board feedback. Procedure will be reviewed at Feb. 27 meeting. It was decided that when property owners complete a covenant request, a thank you will be sent. The board noted we wish to resolve complaints in a timely manner and friendly way. Bev will send out 2 thank you notes from complaints resolved since January 9 meeting.

Complaints still in process will be monitored for completion. Three board members will meet with the property owner at 20 Langley Place to determine how to move forward in resolving the issue.

13. Renters

Bev Collins will start a Renter Binder to document properties that are rented and current renter name and contact information. We also want to make renters feel part of the community. Renters will be invited to sign on as guests to the MOHA website so they can have access to Covenants and community information.

14. Tracking communication

Bev Collins will set up an electronic folder for each property to track communication for history purposes.

15. Firewise Meeting Report – Dennis Collins

1. Remove dead wood and downed trees.
2. Do not clear cut area. Remove smaller trees and brush from under trees that are to remain.
3. Do not remove root systems of the trees that have been cut down. This will help hold the soil and prevent erosion.
4. Stagger clumps of trees – so there is space between clumps and there is not a consistent pattern.
5. Remove tree limbs up to 1/3 the height of the tree. This will prevent or reduce the possibility of ground fires setting fire to the tree limbs.
6. For the grass in the area, it is recommended that in the fall, someone cut the grass with a weed whacker, leaving it as ground cover.
7. Leaving a depth of 4 inches of chipped limbs and brush is acceptable because it suppresses grass fire and maintains ground moisture.

CS Fire Department has indicated that wildfire mitigation services should not exceed \$4000 per acre if we are hiring someone.

16. CCIOA (Community Interest Ownership Act)

Follow up at a later time.

17. MOHA State Registrations

Bev Collins will register with Secretary of State and DORA after getting permanent mailing address.

18. Letter to homeowners

Bev will work on 2nd draft of letter to homeowners incorporating plans made at this meeting.

Submitted by Beverly Collins, Secretary