



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
July 19, , 2013**

The meeting was called to order at 6:30 pm by President Chris Tschan at 145 Odessa Pl. and adjourned at 7:15 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
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. Landscaping Follow-up

The rockscaping work along Broadmoor Bluffs has been completed by Landscape Specialists. We were able to complete the work without making a special assessment.

We made a claim in small claims court July 10 against our previous landscaper, Starrworks, who failed to complete the project. A settlement was reached.

2. Fence situation

Chris Tschan, Steve Carmichall, and Dennis Collins walked the fence lines and found 13 posts out of 279 that were weak or badly deteriorated. Because funds for this year were used for rockscaping, we will be repairing only the most critical fence problems. Steve Carmichall has contacted three fence repair companies for estimates.

Homeowner Rick Ring asked the board to consider what options might be available for his deteriorating fence, which is at the end of MOHA properties. Chris Tschan will contact Rick to discuss possibilities.

Next year's board will have the task of determining what we do with the fence. It is noted by this year's board that the current fence is of an old style and may give an outdated look to the neighborhood; also, as fence repairs have been made, the up close look is no longer homogeneous. The topic will be placed on the December annual meeting agenda. Some of the possibilities to consider are:

- Continue to repair/repaint the fence
- Replace the fence with a newer style, and consider a non-wood material
- Remove all existing fence

Remove fence that is deteriorated

Remove fence as sections deteriorate and put in alternatives, such as boulders

Return the ownership of the fence to the property owner to maintain/remove

Other options to consider?

3. Wildfire Mitigation

Mary Ann Creque reported there are still some matching funds available from the fire department for private property fire mitigation. Contact #:

Christina Randall 719-385-7368

Amy Sylvester 719-385-7342

Mary Ann reported that her bill was \$410 for the work, which was discounted 50%.

Homeowner Rick Ring reported: [I wanted to thank you all for the email about the Fire Mitigation grant. We took advantage of it – had an inspection, several trees cut down and some trimmed – and it only cost us about \\$150!](#)

4. Homeowner Dues

All dues for 2013 are paid.

5. Utilities

Thank you to Mary Ann for getting the utilities turned off permanently, which is an \$80/month savings.

6. Chris Signore request

We discussed Chris Signore's request for tree planting on his property. Signore will work with Steve Carmichall to submit a plan and have it approved.

7. Free chipping is coming soon: Tuesday, September 10.

8. Homeowner's insurance

The board would like to know if any homeowner has been denied fire insurance due to restrictive fire standards.

9. We note the passing of Drew Alexa, a 21-year resident.

Drew served on previous MOHA boards.

Submitted by Beverly Collins, Secretary