



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
July 29, 2014**

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

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Dee Caldwell, Treasurer
Bev Collins, Secretary
Steve Carmichall, Member at Large
Beth Haworth, Webmaster
Dennis Collins, Special Projects
Tony and Yvette Galiviz, MOHA Members

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 opted in by creating 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. Common Drive Bids

Prior to the meeting Steve Carmichall and Dennis Collins assessed the condition of common drives and those in need of resurfacing. Bids were requested, with two companies responding. Avery's bid was \$17,669.33 with the requirement of all work to be done at one time. Golden West Asphalt's bid was \$14,595 with a provision to do it in increments. It was decided that Steve and Dennis would review Golden West's references, and if satisfactory, would negotiate a contract.

It is noted that our common drives have considerable aging and at some point will need replacing instead of repair.

2. Mailboxes/Mailbox Posts

a. A request was submitted to replace the local residents' mailbox at 5140 BBD. The residents have approval from the Post Office. The board is requesting that homeowners provide written approval to MOHA of their participation, and advise whether there would be a cost to MOHA.

b. The mailbox post at 5075 BBD needs replacing. Bev Collins is working on the project.

3. Broadmoor Bluffs Drive Fence

a. Thank you to Steve Carmichall for his efforts to secure bids for fence repair and oversee the project to completion.

b. It is noted that Rick Ring replaced the fence at 5015 BBD. Members may want to take a look.

4. Tony and Yvette Galiviz request for additional landscaping on Neal Ranch Road

Tony and Yvette participated in the board meeting to discuss the potential for xeriscaping on the east side of the sidewalk on Neal Ranch Road. The west side of the sidewalk was xeriscaped earlier this year. Several factors have made the board hesitant to proceed in this area.

a. The estimate for doing optional work on the east side of the sidewalk received earlier this year was higher than the primary area.

b. There is concern that the area slopes downward and that rocks will not stay in the desired area.

c. The boundaries of common areas are currently defined as Tracts A and C, island areas, and the area at the corner of Neal Ranch Road and Broadway Bluffs Drive. The board will review the designation of common area so it is not ambiguous.

d. The current maintenance priorities and funding are focused on driveway repair while retaining sufficient funds for snow removal next winter.

Tony and Yvette were prepared to address several of the board's concerns. Tony noted that Tract A and C areas on Neal Ranch Road are no longer being maintained since the sprinklers were shut down last year. While the board considers the longer term issue of maintenance performed by the association on an easement to the homeowner's property, the board will contract with Landscape Pros for periodic maintenance (mowing/weed control) of Tract A and C areas. The board currently contracts with Landscape Pros to do yard cleanup for a group of residents who have requested this support. The homeowners are billed for the costs. The maintenance of the common areas abutting Neal Ranch Road will be the financial responsibility of MOHA. Steve Carmichall will oversee this project.

5. Architectural Requests

Three roof requests have been approved.

6. Dues 2014

One member's dues remain outstanding.

7. Assessment of 2014 budget

Our major budget commitments in 2014 have been the completion of landscaping on Neal Ranch Road, fence repair, and the upcoming common drive repairs. These major costs plus the ongoing costs of mailbox post repair/replacement and snow removal (plus a reserve for unplanned emergencies) require that we postpone consideration of any additional projects until 2015.

