



Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
June 14, 2016

The meeting was called to order at 6:30 pm by Vice President Steve Carmichall and adjourned at 7:50 pm.

Present:

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

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 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. President position vacancy

The board will continue to search for a person to fill the president position vacancy left when Chris Tschan moved from the community.

2. Property maintenance on Broadmoor Bluff frontage

Homeowners who have frontage property on Broadmoor Bluffs Dr. are responsible for maintaining the area to the sidewalk. Bev Collins will provide Steve Carmichall with names/addresses to send letter for required maintenance of frontage property.

It is noted that the damaged utility boxes on Broadmoor Bluffs Dr. have been repaired by the company responsible.

3. Other property maintenance

Steve Carmichall will send a letter to homeowner on Odessa regarding maintenance required for backyard of property.

Bev Collins will provide annual notification letter for homeowners on Jessana who request MOHA to provided cleanup of backyard areas adjacent Mahogany. (MOHA contracts for maintenance; homeowners are billed and pay for cleanup.)

Dennis Collins will contact Landscape Specialists to perform maintenance of rock area on BBD.

4. Jill Mohler provided a current financial statement

We are in a position this year to replenish a substantial amount of the reserves that were used in the previous two years for special projects.

Thank you to Jill Mohler for working to reduce our insurance costs \$700 this year.

5. Mailboxes and mailbox posts

Beth Crumpton will research mailboxes and mailbox posts. She will present recommendations for standard and locking mailboxes and mailbox post replacements at the next meeting. The board will develop a standard for members to use when purchasing replacement mailboxes and posts. This will be an agenda item for the annual meeting in January.

6. Pad for trash cans on BBD

Rick Ring has requested to put a pad for trash can placement at the curb frontage area of Broadmoor Bluffs Dr. His request was approved. If the project is deemed desirable, specifications will be developed for other homeowners on BBD who wish to do the same.

7. Attorney Fortenberry meeting

Steve will request a meeting with our HOA lawyer regarding finalizing Colorado State required HOA policies so we are in compliance. Finished policies will be posted on the website, members emailed, and a 30-day response period provided to members.

8. MOHA Board responsibility to homeowners

The MOHA Covenants provide broad responsibility for the MOHA Board to maintain the standards of the neighborhood. Architectural Control, property maintenance, excessive noise, parking issues are some of the issues that have come to our attention through neighbor complaints. The Board will address these issues with respective homeowners as they are presented to us.

9. Trampolines

Backyard trampolines and other non-permanent structures need approval from Architectural Control. It is recommended that any non-permanent structures be reevaluated yearly to ensure their safety and appearance.

10. Sidewalk snow removal during 2015-2016 snow year

The Board requests feedback from members whether sidewalk snow removal should be continued for the 2016-2017 snow season.

11. Thanks to Dean and Stacy Knofs for trimmings bushes and weeds in the common area on Broadmoor Bluffs adjacent intersection with Mahogany Lane, and to Jeff Murphy for mowing the grass area.

12. Shared drives

In reviewing MOHA responsibilities, it was discovered that the MOHA community has two different kinds of drives. Some drives with two or more houses are owned by MOHA and some of the drives are owned by a homeowner but are shared by one or more additional homeowners through easements granted.

Vince DeSandro and Bev Collins will prepare a letter notifying homeowners who own/share a private drive for which MOHA does not have responsibility. The members who own the private drives will be responsible for maintenance, repair, and snow removal in the future; however, they should collaborate with those who use the drive to share in the cost of maintenance, repair, and snow removal. MOHA will provide an option for these homeowners (upon mutual agreement of the homeowners on the shared drive) to pay an annual service fee for snow removal.

The properties this applies to are:

65 Mahogany Ln., 75 Mahogany Ln.

5105 Broadmoor Bluffs Dr., 5115 Broadmoor Bluffs Dr., 5087 Broadmoor Bluffs Dr.

5021 Broadmoor Bluffs Dr., 5015 Broadmoor Bluffs Dr., 5027 Broadmoor Bluffs Dr.

108 Odessa Pl., 114 Odessa Pl., 102 Odessa Pl.

5145 Neal Ranch Road, 5135 Neal Ranch Road

5125 Neal Ranch Road, 5115 Neal Ranch Road

5 Langley Pl., 10 Langley Pl., 15 Langley Pl.

The property listed first above is the owner of the private drive; the next property or properties have easements to use the private drive. If any above homeowner believes this information is in error, the homeowner should first check the plat map received when the property was purchased, and second review the plat information on the El Paso County website: <http://gis2.asr.elpasoco.com/?Sched=7512408044> . (Click on the property to review plat size, shape and ownership information.)

MOUNTAIN OAKS HOMEOWNERS ASSOCIATION (MOHA)

Architectural Control Covenant Request Form

Homeowner Name _____

Property Address _____

Contact Info (Phone/Email Address) _____

Request is for:

-Painting:

Of What? _____

(House, trim, garage door, fencing, mailbox posts, deck, other)

Paint or Stain Color Name _____

Manufacturer _____

-Replacement:

Of What? _____

(Roof, deck, mailbox, fencing, windows, siding, brick, gutters, soffits, driveway, sidewalk, other)

Note: Roof must be tile, slate, metal or composition with dimensional shingle (no asphalt roof permitted). Hillside Ordinance does not permit shake roofs.

Material of Replacement Item(s) _____

Color _____ Manufacturer _____

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-Landscaping: Please submit landscaping plan with your Request Form

-Contractor Info:

Name of Company _____

Contact Person _____

Contact Info (Phone/Email Address) _____

-When will work be accomplished? Date(s) _____

-Homeowner Signature _____

Date of Request _____

Please send your request to:

Steve Carmichall/MOHA ACC

stcrmch@aol.com

Phone: 719-332-6225

Architectural Control Action: For MOHA representative only

Your project is Approved/Disapproved.

Date of Approval _____

If Disapproved, reason will be stated.

Signature of MOHA Approval/Disapproval Authority

Date _____