



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
June 30, 2015**

The meeting was called to order at 6:45 pm by President Chris Tschan and adjourned at 8:55 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Jill Mohler, Treasurer
Steve Carmichall, 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 can be provided only to members who have created 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. Thank you to Mary Ann and Steve for handling several issues with yard maintenance this spring.**
- 2. Letters were sent to renters reminding them of their responsibility to maintain property to standard. Letters were also sent to landlords to remind renters of their responsibility.**

Responsibilities include mowing of grass, raking of leaves, removal of weeds, and maintenance of plant beds and trees.
- 3. Letters were sent to MOHA property owners with frontage on Broadmoor Bluffs Drive reminding them of their responsibility for maintaining the grassy areas behind the fences.**

Recent rains have contributed to the growth of weeds along the Broadmoor Bluffs fences.
- 4. Several homeowners with back lots abutting Mahogany Lane requested Steve to contract for trimming.**

The work has been accomplished and homeowners will be billed their share. Mahogany Island was also done.
- 5. Mary Ann reported on projects with Landscaping Specialists.**
 - a. Sidewalk cleaning was accomplished.
 - b. Clearing debris and weeds from rock areas on Broadmoor Bluffs Drive and Neal Ranch

Road has been completed. Weed spraying was also done. We will probably have to spray at least once, maybe twice, again this season.

c. The downed mailbox post on Odessa has been replaced. The driver's insurance covered the replacement cost.

d. Corner of Neal Ranch Road and Broadmoor Bluffs: this area has not yet been addressed. Jill, Dennis, Chris and Bev volunteered to meet with Sean Gose of Landscape Specialists for his suggestions on how the area might be made more attractive. In the interim, Steve will contract to have weeds trimmed.

6. Financial

Financials were presented for the period March 10 to June 30. Except for above normal snow removal costs, we are on target. Snow removal for this winter was \$4,984.60.

7. Insurance policy

No changes were made to the policy for this year. Our insurance is through CB Insurance and United Fire & Casualty. It is noted that our insurance costs have tripled over the past decade. We have now dropped fences from being insured. So far we have been unsuccessful in finding coverage at a lower rate.

8. Curb, Gutter and Apron at 5051 Broadmoor Bluffs Drive

The city has responded they are responsible for the curb and gutter and will repair on a cost sharing basis, with 50% of the cost to be paid by the homeowners. The apron is the responsibility of MOHA. The Board agreed to pay for the necessary apron repairs. The city will bill MOHA, and MOHA will bill the 50% homeowner portion to the property owners on the common drive. Steve will let the residents know.

9. Homeowners are reminded that vehicles in driveways must not block sidewalks or streets.

This is a city ordinance. It is a hazard when people have to step into the street to get around a vehicle blocking the sidewalk. You may report violations to the non-emergency police number (719-444-7000). Be ready to provide the license plate number of the offending vehicle. An officer will investigate.

10. Architectural

Steve approved one roof replacement and one house paint color. A request for a ham radio antenna was not approved. A dog run request with chicken wire was not approved.

11. Mailbox posts and mailboxes

Community mailboxes were investigated with the post office. They are not an option. Steve will research standard locking/non-locking mailbox replacements and mailbox posts so that we will have complete information with pictures, SKUs and cost. When completed, this information will appear on the architectural link at the MOHA website.

If you have mailbox post/mailbox questions, please contact Steve Carmichall at 719-332-6225 or stcrmch@aol.com for guidance on this subject

12. Tree plantings were approved for Chris Signore to be planted on his property.

13. Homeowner conflicts

The MOHA board does not mitigate conflicts between neighbors. It is suggested that neighbors try to resolve their problems, and if they are unable to do so, they should go to an outside arbitrator or small claims court.

14. There are 5 delinquent dues for this year.

Follow-up mailings will be sent to homeowners who have not yet paid 2015 dues. Financial penalties for 90 days past due payments will be included in the follow-up invoices.

15. Homeowner property filings

There is much more review needed to determine how to go forward and to determine the implications for services. Further discussion has been tabled to the next meeting.