



Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
March 16, 2016

The meeting was called to order at 6:30 pm by President Chris Tschan and adjourned at 9:00 pm.

Present:

Chris Tschan, President
Steve Carmichall, Vice President
Jill Mohler, Treasurer
Vince DeSandro, Member at Large
Beth Crumpton, Member at Large
Bev Collins, Secretary
Dennis Collins, Special Projects
Debra Fortenberry, HOA attorney

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. Review of Colorado required HOA policies with HOA attorney Debra Fortenberry.

Five policies were reviewed and discussed with Fortenberry:

- Policy on Collections
- Conflict of Interest Policy
- Conduct of Meetings Policy
- MOHA Enforcement and Fines Policy
- MOHA Dispute Resolution Policy

There are 6 more policies for Fortenberry to edit for compliance to state law.

When all policies have been completed, the board will circulate the policy drafts to the MOHA community for their input. Final drafts will be ready for discussion at the annual meeting in January 2017. Fortenberry will present at the annual meeting and be available for questions.

Bev Collins will determine a date for the meeting.

Policies will be finalized and adopted at the first board meeting following the annual meeting.

A Rules & Regulations document will be developed after policies are completed. Rules & Regulations are used to interpret and further define Covenants.

2. Fortenberry stated that if an HOA is providing services, they need to make sure both their HOA insurance policy and the service provider's insurance policy cover liability, and at a sufficient amount. The provider should also name the HOA on their insurance policy.

Jill Mohler will investigate our current insurance coverage for special project work done by members, their children, and outside services. Steve Carmichall will investigate our snow removal service provider's coverage. A minimum of \$1 mil is suggested.

3. Fortenberry emphasized the importance of having reserve funds, and stated that every 5-10 years an HOA will likely have a major physical or legal expense. It is better to have reserves to cover the expense than levying a special assessment.
4. Jill Mohler provided a current financial report and noted 4 homeowners have outstanding dues for 2016.
5. Dennis Collins reported he has recently made mailbox/post repairs for 3 homeowners.
6. Special projects for spring/summer:

A request was made for flagstones to be placed in the rocked area on BBD for placement of trash cans. They are a driving hazard on the heavily traveled street.

Steve Carmichall will investigate cost. Vince DeSandro and Dennis Collins will assist on the project.

No other special projects are on the agenda at this time.

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_____

—

-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 _____