



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
March 18, 2014**

The meeting was called to order at 6:30 pm by President Chris Tschan and adjourned at 7:30 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
Barry Cooper, MOHA Member

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. 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 Condition

Barry Cooper had made a request in February for the MOHA Board to assess the condition of shared drives. Dennis Collins, Beth Haworth, and Beverly Collins reported they had visited the common drives and that two were in need of major repair and that remaining flag lot drives were in need of minor repair.

Cooper volunteered to get estimates for concrete and asphalt repair/resurface for each drive, as well as total cost. Steve Carmichall volunteered to work with Cooper on the project. They will report in May, at which time the Board will determine how much the association can fund this year.

2. Landscaping on Neal Ranch Road

Homeowner Kim Burch will contact other MOHA members on Neal Ranch Road and submit a proposal for xeriscaping on their street. Neal Ranch was excluded from last year's rockscaping.

3. Broadmoor Bluffs Drive Fence

Two additional requests for repairs to fencing have been sent to Steve Carmichall. He will get repair estimates. If any homeowner needs fence repairs and has not yet made a request, please inform Steve Carmichall by April 1. Repairs will be completed by May 1,

at which time maintenance of homeowner fences will be returned to the prospective homeowners.

A homeowner has asked whether his MOHA dues will be reduced when he becomes responsible for maintaining his fence. The answer is: MOHA will not be making special dues reductions. It is the goal of this Board to not increase dues, which means some repairs/maintenance of homeowner structures which were previously provided at times by MOHA will now be returned to homeowners. The Board notes that historically MOHA has helped homeowners with the financial responsibility of their fences, which was not required, and that at one time there were community work days in which homeowners participated to do cleanup, repair, and fence painting.

Covenants 9.12 Maintenance. Each Owner shall maintain the exterior of the dwelling, any accessory building, and all other structures, lawns and landscaping, walks and driveways, in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be repainted periodically and before the surfacing becomes weather-beaten or worn off. Periodic exterior maintenance also includes repair and maintenance of gutters, downspouts, roofs, paving, lawns, shrubs, trees, other landscape material, fences, signing, mail boxes and outdoor lighting. If an owner fails to provide exterior maintenance, the same may be performed by the Association at the cost of the Owner.

4. Mailboxes

MOHA has a single emergency mailbox on post available. If you have a downed mailbox, contact Dennis Collins to use the temporary replacement.

5. Grants for Fire Prevention

State Farm has provided \$10,000 in grants for community Firewise work. Steve Carmichall will ask residents in the upper Broadmoor Bluffs Drive area if they want to participate in the Wildfire Preparedness grant. Learn more at www.WildfirePrepDay.org. The Wildfire Community Preparedness Day is Saturday, May 3, 2014.

6. Insurance Renewal

Dee Caldwell will review our current insurance cost and carrier.

7. Dues 2014

Currently 77 homeowners have paid their 2014 dues.