



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
May 8, 2012**

Present:

Ron Monesmith, President
Vince Desandro, Vice-President
Dave Parks, Treasurer
Dennis Collins, Special Projects
Bev Collins, Secretary
Beth Haworth, MOHA Website Master
Lee Murphy, Landscape Project Committee
Mary Ann Creque, Landscape Project Committee
Dee Caldwell, Landscape Project Committee

Next meeting date: TBD – will be posted in Announcements on website at least 2 days prior.
Website: <http://www.mountainoakshoa.org>. Note that past meeting minutes may be accessed at the website as well as board member contact information.

Meeting called to order at 6:30 pm. The board appointed Bev Collins to fill the vacancy of secretary.

Business:

1. Water emergencies

It is important that water leaks get stopped as quickly as possible. Water is the major cost of our homeowner association. A gusher can use up a month's supply of water in a few hours. Three telephone contacts for reporting water leaks have been placed on the MOHA website home page for member use. Regardless of time of day or night, homeowners are asked to call about a leakage. The contact members will turn off the water at the control box and notify Switzer Landscaping (contractor for landscaping and snow removal) to initiate repairs.

2. Landscaping Committee report on water saving in the common areas and Discussion of alternatives.

At the fall general meeting Dave Parks presented Colorado Springs Utilities projections for increased water cost. Over the next 7 years our water costs will double, which will result in increased homeowner dues since our major cost is water. A volunteer committee was set up to research alternatives to reduce the impact of the increased watering cost to

the common areas. The watered areas are along Broadmoor Bluffs Drive, Neal Ranch Road, and one island off Broadmoor Bluffs Drive.

In addition to the price of water doubling, it was also noted we are having increasing breakdowns and repairs to the sprinkler system as it ages.

Committee members Mary Ann Creque, Lee Murphy, and Dee Caldwell presented information from the research they've been working on since the fall meeting. Some of the committee also attended Colorado Springs Utilities classes in xeriscaping to get a better understanding of our options. The committee presented several possibilities:

- a. Swap out our current sprinkler heads for more efficient heads. Most of our current sprinkler heads are rotary, which spray into the street in order to wet the area the other side of the sidewalk. CSU currently has a rebate program to replace old style sprinkler heads with the newer kind which do not spray as far and can be directionally aligned. Some sprinkler controls are capable of shutting down the system if it rains. Frost sensors are also available. Use of the newer sprinkler heads are estimated to reduce water usage 30%. With the CSU rebate, the hardware cost would be cut about 50%. Sprinkler heads are \$9.28 each (total \$380.48). Wireless rain/freeze sensors are \$65.88 x 2. Additional costs: Controllers are \$83.70 x 2. Modular Expansion Module is \$52. Installation costs are unknown at this time. Also it is unknown whether the new type sprinkler head would cover equally to the current one. D. Collins volunteered to set up a sample area to evaluate if this option was chosen.
- b. Scott Winter from CSU provided our water usage figures since 2002 and he is willing to sit down with us and make recommendations.
- c. Xeriscaping would require watering for initial startup of plantings. Xeriscaping does not mean zero-scaping. There will still be cleanup and weed problems to address, but that may be needed only 2 or 3 times yearly.
- d. drip system might provide less friction on the system.

Discussion:

- 1) The sprinkler equipment dates back to the start of the subdivision, about 1988-1990. We would like a layout of the sprinkler system. John Haaren might have a layout in his files; Vince will check with John.
- 2) Dennis commented that the drip idea would provide less friction to the system but the pressure must be reduced with a pressure control valve. There might already be one there.
- 4) We need an understanding of the condition of the system from a competent outside evaluation source. Then we can understand whether it is feasible to continue making repairs or whether the system will become so expensive to maintain that it must be abandoned. What can we expect from a system of this age? What will it cost to keep the system viable over a period to time?
- 5) Before going further we need costs on alternatives.

- 6) We are going to spend \$50,000 in the next 5 years to maintain the status quo..
What is the best use of the MOHA money?
- 7) Any major change we make will require a vote of MOHA members.
- 8) One board member noted that the watering problem has now been addressed for several years, nothing has happened, and the system continues to deteriorate.
- 9) We need to look at the cost of options over the next 5 year period.
- 10) Dennis volunteered to walk the system a couple times a week to catch some problems before they become major problems.
- 11) Overview of options:
 - Do nothing. Make repairs when things break.
 - Stop watering.
 - Give the property back to the homeowner, who would then become responsible for watering and upkeep. This would require legal fees.
 - Replace sprinkler heads with modern ones.
 - Replace the system with a modern watering system.
 - Xeriscape all areas and end watering as soon as areas are established.Xeriscaping would probably require a special assessment. This assessment might be spread out over a period of years. The xeriscaping could be delayed until monies are accumulated. The long term cost savings is in xeriscaping but this would have significant implementation cost.
- 12) During discussion it became clear that we do not understand property lines and easements and this must be understood before we proceed. What rights and responsibilities does the homeowner have to maintain the property to the sidewalk? Does the homeowner own the property to the sidewalk or to the street? How much is the easement? Beth volunteered to look for plot surveys that show what is owned by homeowners.

3. Fallen tree at 5145 Neal Ranch Road

Board members will take a look to determine whether the tree should be removed, and if so get a bid, or whether it might be considered part of the natural area.

4. Fence Repair

\$110 for fence repair was authorized to be paid to Switzer as part of contract. It was determined that the contract is not clear on what repairs need to be authorized and what repairs Switzer may make without authorization. Ron will write an addendum to the Switzer contract requiring repairs over \$250 must have approval, with the exception of an emergency.

5. Dues Not Paid

Seven MOHA members have not paid their yearly dues. Ron will send out reminders.

6. Website costs

An \$85 charge for website domain registration until 2019 was approved.

7. Fence request

Request for a decorative fence at 20 Mahogany was approved. It was noted that the covenant requires that fences do not impede the movement of wildlife.

8. Renter contracts

The board needs to revisit the renters contract and obligations of the renter to maintain the property.