



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
October 17, 2012**

The meeting was called to order at 6:30 pm by President Ron Monesmith at 135 Odessa Place and adjourned at 7:30 pm.

Present:

Ron Monesmith, President
Dave Parks, Treasurer
Steve Carmichall, Member-At-Large
Dennis Collins, Special Projects
Beth Haworth, MOHA Website Master
Bev Collins, Secretary

Next meeting date: November 14, Wednesday, 6:30 pm at Ron Monesmith.
Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website.

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

Business:

1. Annual Business Meeting

Ron reserved Tuesday, December 11, for the MOHA annual meeting. A notice will be sent out at least 30 days prior with the confirmed date, time and place. All MOHA members are encouraged to attend the annual meeting as there are major issues affecting homeowners. Also, there will be open positions on the board next year.

Bev and Beth will do the mailing, which will include meeting invitation, proxy, and proposed agenda. Dave will provide mailing labels and envelopes and an updated mailing list. Ron will provide the proposed agenda.

2. Delinquent Home Owner Dues

A registered letter was sent to members with delinquent dues. An additional processing fee of \$25 was added for late dues. MOHA is moving ahead to place liens against these properties as per covenants. The homeowner is responsible for the cost of legal fees for placing the lien against the property. Ron will also make personal contact with these members. Delinquencies are as follows:

5056 Broadmoor Bluffs Drive

5069 Broadmoor Bluffs Drive
5 Langley Place
102 Odessa Place
114 Odessa Place

3. Sprinkler system

Dennis will contact Vince to arrange to be there when sprinklers are shut down. He will see if Switzer has information about a non-working sprinkler system located by Dave Park's property.

Dave reported we can shut the sprinkler system down for the winter at no charge, then restart in the spring for \$90. This will save us money. Ron will call Colorado Springs Utilities to arrange for shutdown by end of month to avoid a November bill.

4. Fences, Landscaping, Remodels

Re: Menscher fence: MOHA has requested removal of the fence as it violates MOHA Covenants. Menschers are requested to resubmit a new building plan if they wish to construct an approved, attached dog run. An electronic fence has also been suggested to them.

MOHA requests were approved for the following properties:

Roof Replacement

5020 Broadmoor Bluffs Drive
5063 Broadmoor Bluffs Drive
60 Mahogany Lane
135 Odessa Place
40 Langley Place
55 Langley Place

Deck Replacement/Addition

30 Langley Place

Stucco Siding and Window Replacement

5057 Broadmoor Bluffs Drive

Landscaping

5057 Broadmoor Bluffs Drive

Steve Carmichall - 719-332-6225 is the go-to person for property modification approvals.
memberatlarge@mountainoakshoa.org

Section 1102. Review by Declarant. After the purchase of a Lot from Declarant, no structure, whether residence, accessory building, tennis court, swimming pool, antenna, whether on a structure or on said Lot, flag poles, fences, walls, house numbers, mail boxes, exterior lighting, or other improvements, shall be constructed or maintained upon said Lot and no alterations or repainting to the exterior of a structure shall be made and no landscaping performed unless complete plans, specification, and lot plans therefore, showing the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally

and vertically, the location and size of driveways, the general plan of landscaping, fencing, walls and windbreaks, and the grading plan shall have been submitted to and approved in writing by the Declarant, and a copy of such plans, specifications and Lot plans as finally approved, deposited with the Declarant.

5. Nuisance problems

It was noted that MOHA does not have authority to act on complaints about **dog barking**. The Humane Society is the contact for this kind of complaint. (Ron will provide the telephone number if needed.) The Humane Society will talk to the homeowner. If there is an additional complaint, the homeowner will be issued a warning. A third complaint will result in a fine and/or additional sanctions.

Dogs defecation on other homeowner properties is a MOHA concern. Owners are reminded to clean up after their pets. In the past, pet owners have been fined for leaving dog feces on other properties. Ron will make this an agenda item for the annual meeting. Owners are also reminded about letting their pets roam freely. Pets in the area have been lost due to mountain lions and coyotes.

Ron Monesmith, MOHA President