



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
September 19, 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
Vince Desandro, Vice-President
Dave Parks, Treasurer
Dennis Collins, Special Projects
Bev Collins, Secretary
Beth Haworth, MOHA Website Master

Next meeting date: October 17, 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 will reserve the date, proposed December 11, Tuesday. A notice will be sent out 30 days prior with the confirmed date and time. All MOHA members are encouraged to attend the annual meeting as there are major issues affecting homeowners.

There will be open positions on the board next year. The board encourages some new people to run.

2. Delinquent Home Owner Dues

Six homeowners owe dues for the past year. Ron will send a registered letter to delinquent members. An additional processing fee of \$25 is being added for delinquent dues. If there are still unpaid dues by the October 17 meeting, a lien will be placed against the property as per covenants. The Homeowner is responsible for the cost of legal fees for placing the lien against the property. Properties that remain delinquent will appear in the next meeting minutes.

3. Dues Increase

The board will discuss funding of increasing water costs at the annual meeting. MOHA dues are current \$325/year.

4. Fences and Landscaping

Homeowners are reminded that fences and new landscaping must be approved before proceeding, per Section 1102 of Covenants. We regret that it was recently necessary to request fence removal from a homeowner's property that did not comply with covenants. See covenant below:

(Section 1102: 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.)

Steve Carmichall - 719-332-6225 is the go-to person for fence and landscaping approvals. memberatlarge@mountainoakshoa.org

5. Yard Repair

It was noted that the yard on Broadmoor Bluffs has been repaired per covenants.

6. Trees, Shrubs

It is noted that homeowners do not need to request permission to plant trees and shrubs. However, trees and shrub must not be placed so as to form a fence or barrier against wildlife movement. Per Section 909 of covenants, you may not remove existing trees, surface boulders, or scrub oak unless prior approved. Fire mitigation recommendations may be followed in lieu of MOHA approval. See covenant below:

(Section 909. Landscaping. Within six (6) months after completion of a dwelling or within any extension of that period granted by Declarant, all yards and open spaces, except as prevented by subsequent construction activities, shall be landscaped and thereafter maintained in lawn or landscape. Landscape should include areas of natural vegetation, and preservation of existing trees, scrub

oak and other natural vegetation is intended. No existing trees, surface boulders, or scrub oak shall be removed from any lot unless required by construction activity and unless approved by Declarant. The use of gravel, small rocks, and paving as landscape materials is not desirable.)

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6. Switzer Contract

Vince reported that everything is going well with our contracted items. On October 21, Switzer will blow out the sprinkler system.

7. Water and Power Shutoff

Dave will investigate with Colorado Springs Utilities whether there would be a cost savings to turn off water and power to common areas over the winter, then start up again in spring.

8. P.O. Box

A P.O. Box will be set up at the 8th Street Post Office for continuity with billing organizations.

9. MOHA Property Easements

Vince will research with our lawyer the cost to determine where the MOHA easements are.

10. Fire Mitigation

We had a successful participation in Fire Mitigation this year.

Ron Monesmith, MOHA President