



**Mountain Oaks Homeowners Association (MOHA)  
Board of Directors Meeting Minutes  
September 29, 2015**

The meeting was called to order at 6:45 pm by President Chris Tschan and adjourned at 8:55 pm.

**Present:**

Chris Tschan, President  
Jill Mohler, Treasurer  
Steve Carmichall, Vice President  
Bev Collins, Secretary  
Vince DeSandro, Member at Large

**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 can be provided only to members who have created website profiles. If you need help to create your profile, please contact [bev@sitesandsounds.com](mailto: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](mailto:bev@sitesandsounds.com))

**Business:**

**1. Answers on reviewing MOHA records.**

Members may request to see Association records. The request must be in writing with the stated purpose so the correct records may be made available. Colorado HOA law requires that no personal homeowner information be shared. Members may request copies of records, but may not remove original records. Copies of records will be provided at the expense of the homeowner making the request; standard copy rates apply (Staples, Office Max, etc.).

**2. Homeowner concerns regarding parked vehicles.**

There have been recent complaints about vehicle parking which the Board clarifies as follows in regard to responsibility: Vehicles parked in the street fall under city ordinances. As a courtesy, vehicles parked along the curb should not interfere with USPS mail deliveries. Vehicles blocking sidewalks are also governed by city ordinance. You may report violations to the non-emergency police number (719-444-7000). Be ready to provide the license plate number of the offending vehicle. An officer will investigate.

Homeowners may park cars and trucks in their driveway, but not utility vehicles. Motorcycles are also prohibited from parking in driveways. (Article X, Section 1012 of the MOHA Covenants)

**Policies to comply with Colorado HOA law C.R.S. 38-33.3-209.5.**

Board members met with attorney Debra Fortenberry in July regarding HOA policies. Eleven policies are being drafted by the Board to comply with Colorado law. These policies and

procedures cover collections, conflict of interest, conduct of meetings, enforcement of covenants and rules, inspection and copying of records, investment of reserves, adoption and amendment procedures, resolving disputes, reserve studies, document retention and destruction, and fees and fines.

Review of draft policies are to be completed by board members by October 15.

The policies will then be reviewed with Fortenberry for compliance before adopting. Adopted policies will be posted to the MOHA website.

### **3. Architectural – Steve Carmichall.**

The following architectural control requests were approved:

145 Odessa: New roof and painting of house trim and garage door

35 Langley: Painting of house

10 Langley: Painting of house

105 Odessa: Painting of house trim

### **4. Annual Meeting Date.**

It has been suggested that we consider having our annual meeting in January. We have a tentative date of Tuesday, January 12 at the firehouse. Bev Collins will check if the date is available. Homeowners would be able to pay their yearly dues at the January meeting.

### **5. Successful 2015 chipping program.**

As the neighborhood and landscape matures, the free chipping program becomes an increasingly valuable service.

### **6. Tree limbs overhanging sidewalks.**

Tree limbs must be pruned to a minimum of 8 feet above the sidewalk. This is a city ordinance.

### **7. Sidewalk snowplowing will be instituted beginning first snow of the season.**

All frontage sidewalks in MOHA will be plowed/shoveled during the 2015/2016 snow season. The decision was made as a safety factor.

### **8. Periodic Report**

Bev Collins will renew the Colorado required Periodic Report for The Mountain Oaks Homeowners Association.

### **10. Neal Ranch Road proposals**

Two proposals for improving common areas on Neal Ranch Road were reviewed. Work along Neal Ranch Road common areas was approved. Work at the corner of Neal Ranch Road and Broadmoor Bluffs Drive is pending further review.