



**Mountain Oaks Homeowners Association (MOHA)
Annual Meeting Minutes
December 05, 2013**

The meeting was called to order at 6:40 pm by President Chris Tschan at Fire Station 16. The meeting was adjourned at 7:30 pm.

Attendance: 12 homeowner addresses were represented, and 6 proxies were presented.

Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website.

Business:

1. Election of new officers

Board members elected for 2014 were Chris Tschan, Mary Ann Creque, Steve Carmichall, Dee Caldwell, and Beverly Collins. The first meeting of the new board will be in January 2014. At that time, board duties will be determined.

Last year's board was thanked for their efforts. Special recognition was given to Drew Alexa, who was elected to the 2013 board but was unable to serve.

2. Financials

Treasurer Dave Parks prepared a financial summary for 2013 and a proposed 2014 budget.

MOHA Finance summary 2013

Checking Beginning Balance	\$ 20396.70
Savings Beginning Balance	\$ 6983.70
HOA dues	\$ 26895.00
Miscellaneous Income	\$ 50.00
Expense	\$(43055.40)
Balance	\$ 11270.00
Checking	\$ 11270.00
Savings	\$.00

3. PowerPoint Presentation

A pdf of the PowerPoint slide presentation from the meeting may be accessed at:

http://www.mountainoakshoa.org/class_custom7.cfm.

The presentation highlights the board's 2013 activities.

It was noted that the HOA needs to replenish emergency funds as they were used to complete this year's xeriscaping project. Completion of xeriscaping is scheduled for 2014.

Colorado new HOA rules for 2014 were reviewed.

Dues in 2014 will be billed in January and due 30 days from receipt. Homeowner Association Covenants covering non-payment of dues was included in the presentation with procedure that will be followed when dues become delinquent. (penalty is 2% over prime rate + additional costs of collection) MOHA participated in the Wildland Fuel Mitigation activities for the 6th year.

Beth Haworth was thanked for maintaining the MOHA website.

Dennis Collins was thanked for his efforts on special projects. He reported he has purchased a temporary mailbox/post to use in case of a downed mailbox and he will build spare replacement mailbox posts. We will need to secure someone to cement in the posts.

4. 2014 Budget

A budget was presented for 2014. Motion to accept: Vince Desandro; Second: Beth Haworth.

Proposed 2014 Budget

Landscaping	\$ 1000.00
Insurance	\$ 3500.00
Snow Removal	\$ 3000.00
2014 Special Project	\$12000.00
Miscellaneous	\$ 775.00
	\$20,275.00

3. Dues

Dues will remain at \$325/year. Dues will be billed to follow the calendar/elected office year.

4. Maintenance and Architectural

MOHA will continue to adhere to "4-inches of snow" removal rule. Members were asked to call the City Streets division when our streets are not plowed, and to request plowing for the specific streets plus sanding at dangerous intersections. (719-835-5934)

Our new snow removal contractor is Landscaping Specialists, who cleared our first snowstorm December 4. Homeowners present stated a good job was done.

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

- House Painting
- Roofs
- Decking
- Landscaping
- Driveways
- Tree Removal (live)
- Siding
- Fencing
- Other Property Projects as required

There was a discussion on the board's proposal to return fence ownership and maintenance to the homeowners on Broadmoor Bluffs Drive. It was decided to have a volunteer committee conduct a more in-depth study, talk to the homeowners, and establish guidelines for repair and maintenance. Vince Desandro volunteered to chair the committee. Others interested in volunteering are asked to contact Vince. (vinced65@yahoo.com)

Tschan noted that we are taking steps toward reducing our costs wherever possible and returning responsibilities to the homeowners. One new initiative planned for 2014 is engaging more residents to volunteer for maintaining certain areas, e.g., landscaping.

8. Other

There are 42 active Homeowners on the MOHA website and 69 members receive email notifications of board minutes, annual meeting notices, and special announcements. The member database information is now maintained from the website. MOHA members receive Newsletters and Notification of Board Minutes posted to website. The email address used is from the homeowner profile on the website.

Annual Minutes submitted by Beverly Collins, Secretary