



**Mountain Oaks Homeowners Association (MOHA)
Board of Directors Meeting Minutes
March 6, 2013**

The meeting was called to order at 6:30 pm by 2013 President Chris Tschan at 55 Langley Pl. and adjourned at 8:10 pm.

Present:

Chris Tschan, President
Mary Ann Creque, Vice-President
Steve Carmichall, Member-At-Large
Dave Parks, Treasurer
Dennis Collins, Special Projects
Beth Haworth, Webmaster (2012-2013)

Next meeting date: April 2, Tuesday, 55 Langley Pl.

Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website. MOHA members are welcome to come to Board Meetings. Please let us know you are coming so we can plan adequate seating.

Business:

1. Rockscaping/Xeriscaping –Mary Ann Creque

The first bid has come in from Starworks Landscaping. The board is waiting for comparison bids (Switzer Landscaping and others). Mary Ann will develop a statement of work. The board will walk the area with the selected contractor to make sure the work area and expectation are defined. Utilities will need to be marked. At this time the board does not anticipate needing a special assessment to pay for the work. A letter to property owners will be mailed no later than the end of March.

Property owners are reminded they will become responsible for watering their property that lays between the sidewalk and fence. Homeowners might want to consider xeriscaping the area instead of extending their sprinkler systems.

Reminder: Submit plans to Steve Carmichall for approval before going ahead. Steve can be reached at: stcrmch@aol.com/719-332-6225.

2. Review of Covenants Section 1314

Renters must follow covenants or could be in default under lease. It was proposed we send a letter to renters outlining their responsibilities as detailed in the covenants.

4. Complaint Follow-ups

5115 BBD – yard has been maintained

5105 BBD – Steve will follow up with owners on status of vacant lot

5087 BBD – canoe removed from deck

20 LP – Owner has communicated plans to move fence back to be even with house and to remove trailer.

5140 – Board member noted top fence rail down.

6. Snow Removal

Owners and renters are reminded that the city requires snow to be removed within 24 hours.

8. Covenants

Steve Carmichall is continuing to work on proposed amendments to covenants. One proposed change will read: After notification of an issue, a non-response by homeowner will constitute agreement.

9. P.O. Box

An MOHA mailbox has been set up at the Postal Annex in the Safeway shopping center.

Mountain Oaks HOA
6510 S. Academy Blvd., Ste. A #310
Colorado Springs, CO 80906-8691

10. Individual email accounts have been established for board members and supporting members.

president@mountainoakshoa.org

vicepresident@mountainoakshoa.org

secretary@mountainoakshoa.org

treasurer@mountainoakshoa.org

memberatlarge@mountainoakshoa.org

specialprojects@mountainoakshoa.org

webmaster@mountainoakshoa.org

11. Fire Mitigation

The downed tree in the gully of Tract A has now been removed and split stump cut flush. The work was done by Front Range Arborists at a cost of \$585.

Chris will follow up on an offer from ASFD Wildfire Mitigation/Amy Sylvester to go through and thin tress on homeowners' private properties (at no cost to the homeowner) if requested. These homes would serve as an example to other homeowners.

The State of Colorado provides a wildfire mitigation tax benefit. Homeowners may deduct 50% of expenses up to \$2500.

Homeowners are encouraged to have a fire mitigation review of their property. This may be requested through our local fire department.

13. New Deck Construction

After reviewing the Waldo Canyon fire, it was noted that composite materials held up pretty well. Even the non-compliant composite materials didn't ignite. The composites are recommended for new and rebuilding construction.

12. Electronic files for properties vs. paper and electronic

The secretary will keep electronic files for properties. Hard copies will be scanned to electronic files.

13. Snow Removal Contract

A suggestion was made to have the snow removal contract follow the board year to help with continuity. This will be considered when getting bids for 2013-2014 snow removal.

14. CSPD Website and Facebook Page

Susanna Haynie has provided a link to a CSPD website and an invitation to join a neighborhood Facebook group. Check myneighborhoodupdate.net for crime activity in our neighborhood and other CS neighborhoods. CSPD feeds this website with the service calls they make. There also is a Facebook group "Cheyenne Mountain Neighborhoods" to share information about our neighborhood.

Submitted by Beverly Collins, Secretary