



**Mountain Oaks Homeowners Association (MOHA)  
Board of Directors Meeting Minutes, 2013  
October 25, 2013**

The meeting was called to order at 6:30 pm by President Chris Tschan at 55 Langley Pl. and adjourned at 7:25 pm.

**Present:**

Chris Tschan, President  
Mary Ann Creque, Vice-President  
Dennis Collins, Special Projects  
Dee Caldwell, MOHA member  
Steve Carmichall, Member at Large  
Beth Haworth, Webmaster  
Bev Collins, Secretary

**Next meeting date:** December 2, Monday

Website: <http://www.mountainoakshoa.org>. Board 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.  
(email: bev@sitesandsounds.com)

**Business:**

**1. Starrworks**

Thank you to Mary Ann Creque for recovering payments from Starrworks. Starrworks failed to complete the rockscaping project along Broadmoor Bluffs this summer. The work was completed by Landscape Specialists.

**2. Recap of summer activities**

Xeriscaping (rockscaping) was completed in all designated areas except Neal Ranch Road.

Tract A&C cleanup was done with many thanks to Amy Sylvester and the CSFD Division of the Fire Marshal, Wildfire Mitigation Unit.

Matching Fund Grants for voluntary participation in wildfire mitigation were used by a number of MOHA members to Firewise their properties.

MOHA members were given opportunity to participate in a fall evacuation practice.

Cleanup was done for Mahogany Island, Jessana, and Broadmoor Bluffs by MOHA volunteers for a total cost of \$150.

### **3. Snow Removal**

We are looking for someone to remove snow this winter in the designated areas. Dee Caldwell ([drcald@comcast.net](mailto:drcald@comcast.net)) volunteered to assist.

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

We are tentatively scheduling the annual meeting for Thursday, December 5 at the local firehouse. An invitation will be mailed to MOHA members at least 30 days in advance and posted on the website. The invitation will include a voting proxy. If you cannot attend the annual meeting, the board encourages you to sign and give your proxy to someone who will be attending who you trust to vote for you.

The board encourages our membership to volunteer for the board. The actual board position (president, vice-president, secretary, etc.) will be determined by the new board at their first meeting. It is an opportunity to be actively involved in decision making, meet more of your neighbors, and make a difference. One of the current board members will not be running next year as he is moving from the neighborhood.

Steve Carmichall will address fence issues at the meeting.

Bev Collins will contact the firehouse to see if the date is available. Check for connectivity issues with laptop, need screen, reserve the room 1 hour ahead for setup, mail an invitation 30 days in advance with proxy to MOHA members, put on website 30 days in advance.

Bev Collins and Beth Haworth: Make initial updates to Power Point from last year's annual meeting and send to board members.

Bev Collins and Mary Ann Creque will provide refreshments for the meeting.

### **5. Periodic Report**

Bev Collins volunteered to do the Periodic Report. This is an annual report that must be submitted to the State of Colorado, and which may be viewed online.

### **6. 2014 Annual Dues**

A bill for annual dues will be sent in early January, 2014. Payment will be due 30 days from receipt. A late fee schedule will be published with the dues notice.

### **7. Trash and Bears**

Our covenants require trash to be kept inside until trash pickup. This is for the safety of children and adults in the neighborhood. Bears will remember where to find food and return to that location

---

Submitted by Beverly Collins, Secretary