



Meeting Minutes Board of Directors Meeting January 26, 2016, 7:00PM

Pursuant to notice duly given a regular meeting of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Tuesday, January 26, 2016. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, and Sangrey. Executive Director, Carol Cook was also present. Director Slaven was absent.

Call to Order - The meeting was called to order by President O'Connor at 7:00PM.

1. Appeals to the Board – none.

2. Visitor Comments & Letters to the Board

a. Irina Bennington attended the meeting to discuss encroachment on common property between 12 and 13 St. Helens Circle.

3. Reading and approval of minutes– Director Dod made a motion to accept the January 11, 2016 minutes as written. Director Lazaris seconded the motion. Upon vote by the Directors, the motion passed (5 Yes-0 No). Director Sangrey abstained.

4. Reports

a. Executive Director – December KPI and December financial report (draft).

b. Architectural Review Committee – January report.

c. Homecare Subcommittee – Untenanted Houses, Condo, and Violations report.

d. Clubhouse Committee – January report.

e. Governance Committee – Director Sangrey reported that Committee would be meeting via phone and email to work on the document. A draft is anticipated to be presented to the Board in two months.

f. Reserve Committee – December year-end and January reports.

g. Finance Committee – Director Kyle reported that the Finance Committee was working with the Executive Director to interview Liability Insurance Brokers.

h. Common Property Committee – Director Sangrey reported that the Committee was working on Encroachment issues. It was the Committee's goal to identify and develop a matrix of all properties in Mt. Park abutting Common Property in the next 90 days as well as work on a higher review process to identify those properties with encroachment issues.

i. Yard Debris Sub-Committee – December report. We are currently being billed for 781yard debris bins.

5. Resolutions

- a. **2016 Board of Director Nominees** – Director Sangrey made a motion to nominate Eleanor Kurtus, Roger Leo, and incumbents Chip Kyle and Ellen Lazaris to run for the 2016 Board of Directors. Director Dod seconded the motion and upon vote by the Directors, the motion was passed unanimously.

6. Old Business

- a. Revised Board Director Job Description document was reviewed and changes were accepted.
- b. Executive Director 2016 Goals – The Board reviewed and recommended no changes.

7. New Business

- a. Volunteer Brunch – Directors were reminded of the Volunteer Brunch to be held on Saturday, February 20 at 10am.
- b. Annual Meeting Planning – The Board agreed that planning and allocation of responsibilities would be discussed in the next meeting.
- c. Clubhouse Rules – Executive Director Cook proposed some minor Clubhouse Rule revisions. The Board requested that these been presented to the Clubhouse Committee for review.
- d. 9 Juarez Foreclosure – there was no further update.
- e. Lake Oswego School Board – Director Lazaris reported that the Lake Oswego School Board just announced a bond and may ask MPHOA's support in disseminating information to members.

Adjournment – At 8:45PM., the meeting was adjourned.

Secretary Treasurer