



Meeting Minutes Board of Directors Meeting January 9, 2017, 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 Monday, January 9, 2017. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Price, and Slaven. Executive Director, Carol Cook was also present. Director Sangrey was absent.

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

1. Appeals to the Board – none

2. Visitor Comments & Letters to the Board

- a. 31 Touchstone, 244 Greenridge, 31 Juarez, 33 Del Prado, 7 Tanglewood, 6 Independence, 29 Tanglewood, and 55 Touchstone – The owners attended the meeting to discuss the yard debris program and their concerns that the Board had agreed to discontinue the service. Director O'Connor assure the concerned owners the Board had not voted to discontinue the program and that forums had been set up for opportunities to address concerns as well as discuss solutions to make the program a safer and more practical option for Mt. Park Staff. The owners also had concerns about communication. Director O'Connor informed the group that the Board and staff were working on additional communication tools to keep members informed.
- b. 8 Monticello – The owner of 8 Monticello attended the meeting to discuss the accuracy of the December 9th Board Meeting minutes related to the encroachment of his water feature on Common Property. The Board agreed that the minutes accurately recorded what was discussed at the meeting.
- c. 6 Othello – Th Board reviewed a letter written by the owner in regards to Home Care issues in her neighborhood. The Board deferred the discussion to the Home Care Committee to be held next week.

3. Reading and approval of minutes

Director Slaven made a motion to accept the December 9, 2016 minutes as written. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

4. Reports

- a. Executive Director – November financials and KPI report. Director Slaven said he would like to track yard debris bags to get an idea of what it might cost to have Republic pick up extra bags. Executive Director Cook was going to check if this could be done during the heavy leaf season. The Board asked if yard debris bins from Republic ever came in. Executive Director Cook was going to confirm that the bins came in and were distributed. Executive Director Cook reported that there were many questions on the Assessments due to splitting out Operating and Capital

portions of the Assessment and she would work with the billing service to do a better job of explaining this on the next Assessment bills.

- b. Architectural Committee – no December report.
- c. Home Care Committee – January Untenanted Houses, Fine/Assessments, Condo/TH Home Care Status reports were reviewed. Clubhouse Committee – December report deferred until January 2017.
- d. Reserve Committee – December Reserves update (final report for 2016). Grand total of \$300,379 was spent on reserves projects in 2016 and \$64,000 of projects planned for 2016 was deferred to 2017 due to the State permitting process for the Tanglewood Park project not coming in timely.
- e. Finance Committee – no December report.
- f. Common Property Committee – no December report.

5. Old Business

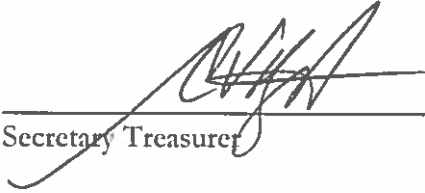
- a. Recommendations from Home Care Committee and Architectural Committee regarding fines and process for enforcement – Director Price reported that the Architectural Committee has discussed this but has not yet voted on this but he would close the loop at the next meeting or via email.
- b. Seismic Retrofit Project – Director O’Connor reported that he had contacted Bremik Construction to let them know of our intent to move forward with Playschool and Events Hall retrofit and would be getting a more detailed cost schedule to be reviewed by the Finance Committee.
- c. Paper Newsletter – Executive Director Cook presented a proposed outline of articles for the first Paper Newsletter prepared by staff. Based on staff discussions, Executive Director Cook asked if it would be better to send the first newsletter in April as the Annual Meeting newsletter would be distributed in mid-February. The Board agreed that the two additional newsletters should go out in April and October and the Parkway format would be used. The Board also requested that the Architectural and Home Care articles be written with a more conversational tone.
- d. Communications – Director Kurtus led a discussion on how to better communicate with members. It was agreed that the first article in the paper Newsletter should be a description of all the communication methods currently used as well as the option to opt out of the paper newsletter. It was also agreed that more discussion would occur at the next meeting.

6. New Business

- a. 138 Del Prado – The Board reviewed and discussed correspondence from the City of Lake Oswego in regards to the owner of 138 Del Prado’s request for the City to approve a modification to a previously approved Residential Infill Design review application to: increase the allowed lot coverage from 30% to 41.25%; reduce the required 5-ft. south side yard setback to 4.1 feet; and reduce the required 15-ft. rear yard setback to zero for an existing pool house. The Board asked Executive Director Cook to respond in writing to the City as follows: 1) Request the City to extend the deadline for Mt. Park to respond; 2) Inform the City that the MPHQA Board has already approved a request for expansion of the lot coverage ratio from 34.4% to 35.5% and we now need time to investigate why the owner is requesting an increase of the lot coverage ratio to 41.25%; and, 3) MPHQA is or will be in discussion with the owner concerning the fact that 3 ft. of his pool house was built on Mt. Park

Common Property without approval and is therefore considered an encroachment on Mt. Park Common Property. Also, the Board does not feel in any case can they set the precedent of approving a zero set back.

Adjournment – At 9:00PM., the meeting was adjourned.



Secretary Treasurer