



## Meeting Minutes Board of Directors Meeting October 11, 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 Tuesday, September 26, 2017. Present at the meeting were Directors Kurtus, Post, Sacconaghi, and Slaven. Executive Director Cook was also present. Director Kyle, Price, and Sangrey were absent. A quorum was present.

**Call to Order** - The meeting was called to order by Vice President Kurtus at 7:00PM.

**1. Visitor Comments & Letters to the Board** – none.

- a. The homeowners of 29 Tanglewood, 7 Tanglewood, 29 Churchill, 79 Tanglewood, 2 Sibelius Ct., 2 Gershwin Ct., 39 Tanglewood, 9 Tanglewood, and 17 Tanglewood attended the meeting to discuss the status of the Tanglewood Park Tributary Project. As agreed to in the September 26, 2017 Board of Directors Meeting, the Board presented a plan of action with definitive dates and type of work to be completed to specifically address homeowners' concerns regarding the Tributary. From the proposed plan that was presented, the homeowners requested that the top three items be done, which included: relocation of vegetation, clean up and establish maintenance schedules, and set up a meeting with a Hydrologist to evaluate and make recommendations for changes to the project if needed. The homeowners asked that the statement, "The Community does not want retention ponds" be included in the minutes. The Board agreed to put the Tanglewood project on the agenda for the November 13, 2017 Board of Directors meeting.
- b. The homeowners of 10 Bolivar, 115 Garibaldi, and 4 Nansen Summit attended the meeting to further discuss a dispute between the neighbors regarding view pruning on the property of 10 Bolivar. Director Kurtus summarized a letter received by the Association's attorney regarding the Board's authority to regulate trees on individually owned lots. The Association's attorney after reviewing the CC&R's and Policy on Enforcement Control of the CC&R's advised that the Association does not have authority to require an owner to trim trees in order to protect a neighbor's views, and has limited authority to regulate trees on individually owned lots in any event. The owners of 4 Nansen Summit, 115 Garibaldi, and 10 Bolivar spoke, presenting their perspectives.

Director Slaven made a motion that under the advisement by Mt. Park HOA's attorney, the CC&R's do not provide the authority for the Board to require tree trimming to protect a view and that the Board not require any homeowner to trim nor cut any tree on their property. Director Kurtus seconded the motion. Director Kurtus called for a vote. Upon vote by the Directors, the motion passed (4 Yes-0 No).

- c. The homeowners of 8 Monticello and 4459 Thunder Vista Drive attended the meeting to observe.

**2. Appeals to the Board** – none.

**3. Reading and approval of minutes**

Director Slaven made a motion to accept the September 26, 2017 minutes as amended. Director Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

**4. Reports**

- a. Executive Director - Executive Director Cook reported that the Leadership Team's Strategic Planning Retreat was a success and she would be presenting a draft of the 2018 Strategic Plan at the next Board meeting. Executive Director Cook reported that the Seismic Renovation Project was completed with the exception of a substantial punch list of items to be completed before final payment and she hoped to have a more complete report at the next meeting.
- b. Architectural Committee – no report.
- c. Home Care Committee – no report.
- d. Clubhouse Committee – no report.
- e. Reserve Committee – September update.
- f. Finance Committee – no report.
- g. Common Property Committee – no report.

**5. Resolutions – none.**

**6. Old Business**

- a. Project Management – The Board reviewed a draft of a Project Management Process created by Directors Kurtus, Post and Sacconaghi. Director Sacconaghi made a motion to implement the Project Management Process as documented. Director Post seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

**7. New Business**

- a. Ad Hoc Social Committee for 2018 MPH OA Anniversary – Executive Director Cook asked for permission from the Board to form an Ad Hoc Social Committee to provide assistance to the Mt. Park Staff in developing meaningful activities to honor the 50<sup>th</sup> Anniversary of Mt. Park in 2018. The Board was supportive and asked to receive regular reports.

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

  
Secretary/Treasurer