



Meeting Minutes Board of Directors Meeting November 29, 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, November 29, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Price, Slaven, and Sangrey. Executive Director, Carol Cook was also present. CC&R Director, Marcelino Soliz attend the meeting for discussions regarding violation fines and appeals.

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

- 1. Review and Discussion of Fines for Failure to Submit an Architectural Application –**
Director Kurtus presented a proposal to the Board that the fine be changed from \$200 for an initial violation for failure to submit an Architectural Application as the amount was never changed on our governing documents on the website. Director Kurtus made a motion to refund the \$200 fines to all homeowners who were charged this amount for an initial violation until we evaluate our policy. There was no 2nd to the motion. Director Kurtus made a motion that we charge no more than \$50, which is consistent with what was currently posted in the policies for failure to submit an Architectural Application and refund \$150 to those homeowners that were charged the \$200 for an initial violation. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-2 No). Directors O'Connor and Price voted No. The Board also agreed to further review the Board approved recommendation for a \$200 fine for an initial violation later in the meeting.
- 2. Appeals to the Board –**
 - a. 29 Del Prado – The homeowner attended the meeting to appeal a \$200 fine for failure to submit an Architectural Application as he was unaware of the requirement and did not receive the violation letter until after the project was completed as the letter was erroneously sent to the wrong address. Director Slaven made a motion to remove the \$200 fine pending the submission and approval of an Architectural Application. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-2 No). Directors O'Connor and Lazaris voted No.
 - b. Director Sangrey complimented Marcelino Soliz on sending the letter to new homeowners. Director Kyle asked that Marcelino bold the word “changes” in the letter. Director Sangrey encouraged the Committees to put policy review on all their Committee Agendas such that we could correct any inconsistencies.
- 3. Visitor Comments & Letters to the Board**
 - a. 18 Monticello – The Board reviewed a letter of November 20, 2016 from the homeowner. Director Sangrey asked the Board for input. The Board agreed that Director Sangrey would write a letter to the homeowner stating the Board had reviewed all prior letters written by Director Sangrey to the homeowner and support all of his correspondence and the Mt. Park Staff. There will be no further action taken by the Board.

4. Reading and approval of minutes

Director Slaven made a motion to accept the November 14, 2016 minutes as written. Director O'Connor seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director Price abstained.

5. Reports

- a. Executive Director – October financials KPI reported.
- b. Architectural Committee – November report. Director Price reported that the Committee will work on clarifying the Architectural Review policies. He also reported that the Committee worked with a homeowner at 50 Becket to resolve an application previously denied, therefore, she did not have to go through the appeal process.
- c. Home Care Committee – November Untenanted Houses, Fine/Assessments; Condo/TH Home Care Status reports were reviewed.
- d. Clubhouse Committee – November report. Director Kurtus informed the Board that the Committee would be tracking incidents and would further discuss and define “Bullying” as it relates to the Clubhouse Rules.
- e. Reserve Committee – November Reserves update.
- f. Finance Committee – no report.
- g. Common Property Committee – November report. Director Sangrey reported that the major encroachment list was down to about 40 properties. The list also included a number of properties that overlay sensitive lands. The Landscape Operations Manager will be sending out letters to notify homeowners of this and that they would need to work with the City if they chose to make changes to their property. The Landscape Operations manager is working with the Chevron Station project manager to have them remove the monument on the corner of Boones Ferry and Monroe and add landscaping. Director Sangrey also briefly discussed that the owner of 8 Monticello would be attending the next Board meeting to discuss his water feature on Common Property, which now has been identified as being located on sensitive lands.

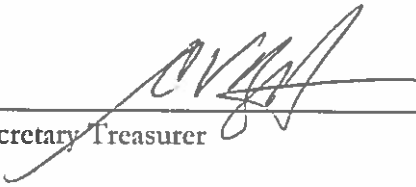
6. Old Business

- a. 9 Juarez Foreclosure - Director Price reported that the attorney unsuccessfully tried to serve a judgement to the owner of the property. The judgement is now in default and the next steps are to move forward with the Sheriff's Sale process, which will take about 6 months for a Sheriff's Sale. MPHOA would be in second position, ahead of the 2nd mortgage lender of the house.

7. New Business

- a. Mt. Park Neighborhood Association proposals – Director Sangrey reported that he and Director O'Connor had a good meeting with Matt Palmer regarding the mayoral candidate solicitation issue. Also, Director Sangrey reported that the Neighborhood Association is putting together a set of information for Disaster Preparedness.
- b. \$200 Initial Violation for Failure to Submit an Architectural Application – Director Sangrey suggested that the Architectural and Home Care Committees review their Committee Policies and bring forward a recommendation to the Board at a future meeting as what the fine should be for a first offense for failure to submit an application.

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



Secretary Treasurer