



Meeting Minutes Board of Directors Meeting April 11, 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 Monday, April 11, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Price, Sangrey, and Slaven. Executive Director, Carol Cook was also present.

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

1. **Appeals to the Board** - none
2. **Visitor Comments & Letters to the Board** - none
3. **Home Care Packet Review** – Marcelino Soliz, CC&R Director, attended the meeting to review the New Home Owner Letter, packet, and process with the Board of Directors.
4. **Reading and approval of minutes**

Director Slaven made a motion to accept the March 14, 2016 minutes pending minor changes. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

Director Kyle made a motion to accept the Annual Meeting minutes of March 16, 2016 as written. Director Price seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

Director Kyle made a motion to accept the March 16, 2016 minutes as written. Director O'Connor seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

5. Reports

- a. Executive Director – February KPI & financial report. Director Sangrey recommended that \$4,800 spent in operations on the completion of the Del Prado/Abelard pathway be transferred to Reserves. The Board agreed with the recommendation.
- b. Architectural Review Committee – February and March report.
- c. Homecare Subcommittee – Untenanted Houses, Condo, and Violations reports. Director O'Connor made a motion for the Board to accept the revised Home Care Committee Charter. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).
- d. Clubhouse Committee – March Report.
- e. Governance Committee – Directors Sangrey recommended the Board plan to review and discuss the revised draft at the April 26th Board meeting.
- f. Reserve Committee – April report through April 11.

- g. Finance Committee – verbal report. Director Kyle briefly discussed the Auditor’s letter and that there were no negative comments. He also informed the Board that the Finance Committee will be meeting with the Auditor in May to discuss tax planning for the Association.
- h. Common Property Committee – March Report. Director Sangrey made a motion to for the Board to approve Dave Short as a member of the Common Property Committee. Director O’Connor seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No). Director Sangrey also informed the Board that he has another member interested in joining the Committee and they would be attending the next Common Property meeting as an observer.

6. Resolutions - none

7. Old Business

- a. 9 Juarez Foreclosure – Executive Director Cook reported that the foreclosure was in process and there were no further updates.
- b. Seismic Evaluation – Director O’Connor reported Bremik Construction had been hired and were in the process of completing an order of magnitude estimate of costs to address the high priority areas.
- c. 12 & 13 St. Helens Circle- Director Sangrey reported that the retaining wall had been rebuilt and the matter resolved.
- d. 138 Del Prado – The Board reviewed the letter of progress in completing remodel project.

8. New Business

- a. Board Meeting Dates – The Board reviewed and agreed to make no changes to the Board Meeting Schedule at this time. The Board agreed to change the 2nd meeting of the month to Business Board meeting vs. Regular Board Meeting.
- b. Committee Assignments for the Directors – Director Sangrey made the following Board Liaison assignments:
 - 1) Architectural Review Committee – Director Price
 - 2) Clubhouse Committee – Director Kurtus
 - 3) Home Care Committee – Directors O’Connor and Lazaris
 - 4) Reserves Committee – Directors O’Connor and Slaven
 - 5) Finance Committee – Directors Kyle (Chair) and Sangrey
 - 6) Common Property Committee – Director Sangrey
- c. Dedicated Bench – The Board enthusiastically approved the Executive Directors recommendation to add a dedication plaque to the bench at the foot of the Clubhouse Bridge in memory of Diane Palmer, an employee and homeowner of Mt. Park.

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


Secretary Treasurer