



Meeting Minutes Board of Directors Meeting April 25, 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, April 25, 2017. Present at the meeting were Directors Kurtus, Kyle, Lazaris, Price, Sacconaghi, 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

- a. 8 Nansen Summit – The Board discussed the owner’s letter of April 11, 2017 to requesting to be relieved of penalties assessed for non-compliance. It was agreed that the Executive Director would send the Board past correspondence with the owner and Director Sangrey would summarize the Board’s position in a letter as well as invite the owner to the next Board meeting to have further discussion.

3. Reading and approval of minutes

- a. Director Kyle made a motion to accept the April 10, 2017 minutes as written. Director Price seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

4. Resolutions – None

5. Reports

- a. Executive Director
 - 1) 2017 Budget Review – Executive Director reviewed the 2017 Budget spreadsheet comparative spreadsheet used during the budget process. Director Slaven requested to have the 2016 numbers updated to reflect year-end actual financials. It was agreed that the numbers would be updated and presented at the next Board meeting.
 - 2) February Financials – Director Kyle suggested we move forward to review the March Financials.
 - 3) March KPI, March Financials – Executive Director Cook reported.
- b. Architectural Committee – April Report. Director Price reported that the Architectural Committee was aware of the City of Lake Oswego’s rules for installing French drains and dry wells and would assure these rules were considered when Architectural review requests for replacements were made.
- c. Home Care Committee – no report
- d. Clubhouse Committee – April report. Director Kurtus also discussed that members and staff were having safety concerns with the fact that some members were allowing their young children (under 10 years of age) to use the exercise equipment.

It was discussed that documentation regarding manufacturer's recommended age to use the equipment would be needed to adjust the age limit in the cardio rooms such that compliance with the Fair Housing Authority could be met.

- e. Reserve Committee – April Reserves update was reviewed.
- f. Finance Committee – Director Kyle reported that we still have not received the Audit of the 2016 Financial Statements. The 2015 re-audit had been completed but the Auditor is still working on 2016. It is the Committee's hope that a final audit will be received by the end of April.
- g. Common Property Committee – April Report. Director Sangrey informed the Board that the completion of the paperwork for several remaining encroachments is in process with the exception of about eight remaining encroachments. Director Sangrey reported that the concern about the McNary Off-Leash Dog Park was discussed at the last Common Property Committee meeting. A complaint has been lodged with the City on the behalf of Mt. Park. Since the Park was established on a 6-month trial basis, it may be appropriate for the Mt. Park Neighborhood Association to readdress the concern at the end of the trial.

6. Old Business

- a. 9 Juarez Update – Director Price reported that there was no further update.
- b. Communications – Executive Director Cook informed the Board that she was looking for solutions to produce the three paper newsletters, potentially by non-staff members. She agreed to present a proposal to the Board.
- c. 138 Del Prado – The Board reviewed a letter to the owner written by Director Sangrey on behalf of the Board in response to the owners request for information on encroachment information specific to other homeowners. The letter supported the fact that the Association does not distribute private information as well as confirmed the Board's request for the owner of 138 Del Prado to submit a plan to the Architectural Committee for the removal of his pool house from Common Property.

7. New Business

- a. Meeting with David Schwindt, CPA – Director Kyle reported that he attended a meeting with David Schwindt, Director Sangrey, and Executive Director Cook to discuss consulting services Schwindt & Company could provide to the Association. Mr. Schwindt will present a proposal and most likely we will chose to engage in some of his firm's services.

Adjournment – At 8:50PM., the meeting was adjourned.

Secretary Treasurer