



Meeting Minutes Board of Directors Meeting April 26, 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, April 26, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, Price, Sangrey, and Slaven. Executive Director, Carol Cook was also present. Director O'Connor was absent.

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. 80 Wheatherstone, Letter - The Board reviewed and discussed the homeowner's letter and supporting documentation in regards to the replacement of his driveway. The Board agreed that the condition of the driveway was not a violation of Mt. Park HOA standards and that this was a matter between the homeowner and the Wheatherstone HOA.

3. Introduction of the new Landscape Operations Manager – Suzie Spence, the new Landscape Operations Manager, attended the meeting to meet the Board of Directors.

4. Reading and approval of minutes

Director Slaven made a motion to accept the April 11, 2016 minutes as written. Director Price seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

5. Reports

- a. Executive Director – March KPI. The March financial report was deferred to the next meeting.
- b. Architectural Review Committee – April report. There was a discussion of whether or not homeowners could attend Architectural Review Committee meetings. The Board agreed that Committee meetings have been and will be open to the public to attend and observe.
- c. Homecare Subcommittee – No report; April reports were reviewed at the April 11 meeting.
- d. Clubhouse Committee – April Report. The Board approved the Clubhouse Committee's recommendation to complete Environmental Audits on an annual versus monthly basis. The Board discussed the Committee's questions regarding the requirement for members to have a valid Oregon Driver's license with a Mt. Park address. The Board agreed that it was not the Committee's responsibility to enforce Oregon law regarding Driver's Licenses; however, it was the Committee's

responsibility to acquire proper identification to prove Mt. Park residency as the Committee saw fit.

- e. Governance Committee – Government Manual & Policy to be reviewed in a work session the last hour of the meeting.
- f. Reserve Committee – April report through April 26. The new proposed Reserves projects were deferred to the Reserves Committee for review.
- g. Finance Committee – April report. Director Kyle informed the Board that the Finance Committee met with the Brown & Brown broker to discuss options to Liability Insurance coverage from May 1, 2016-May 1, 2017. The Committee was pleased to report that the Association would have the option of a lower cost and enhanced coverage insurance plan with Philadelphia and Hanover. The premium would be \$86,000 for the year, over \$30,000 in savings from the \$116,000 budgeted in 2016.
- h. Common Property Committee – April report. Director Sangrey informed the Board that 3 homeowners attended the meeting as potential additions to the Committee. The Landscape Operations Manager would meet with each and determine their interest. Director Sangrey also reported that the Committee was focusing on Encroachment work and three support members from the Community would lead the project.

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 – Deferred until the next Board meeting when Director O'Connor was present to lead the discussion.

8. Board Work Session – Governance Manual & Policy - Director Sangrey presented the latest draft of the revised Governance Manual & Policy. The Board reviewed and recommended changes. Director Sangrey agreed to make the proposed edits and present a final draft at the next meeting.

9. New Business - none

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



Secretary/Treasurer