



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

Call to Order - The meeting was called to order by Vice President O'Connor at 7:00PM.

1. **Appeals to the Board** - none
2. **Visitor Comments & Letters to the Board** - none
3. **Reading and approval of minutes**

Director Slaven made a motion to accept the May 9, 2016 minutes as amended. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).

4. **Reports**

- a. Executive Director – April KPI and April financial report.
- b. Architectural Review Committee – May report.
- c. Homecare Subcommittee – Untenanted Houses; Fine/Assessments; Condo/TH Home Care status reports.
- d. Clubhouse Committee – May report. Director Kurtus discussed a recent sanction and the Board recommended that a term be placed with each sanction. The Board reviewed and discussed the revised (as of May 18, 2016) Clubhouse Committee Charter. Director Kurtus made a motion for the Board to approve the Charter as written. Director Price seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).
- e. Governance Committee – no report.
- f. Reserve Committee – May report.
- g. Finance Committee – Director Kyle reported that the Finance Committee met with the auditor to discuss tax planning and how to handle year end surpluses. The Auditor recommended that the Association transfer an appropriate amount of 2016 Operating Income to Reserves and this amount will be based on review of cash flow projections. The auditor will assist our Accountant in making a cash projection statement within the next 30 days.
- h. Common Property Committee – May report. Director Sangrey was not in attendance at the meeting but sent an email to the Board, recommending that the Board approve three new Common Property Committee members. Director Kyle made a motion to accept Diana Grappasono, Linda Hartling, and Lois Isbell as

members of the Common Property Committee. Director Price seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).

5. Resolutions - none

6. Old Business

- a. 9 Juarez Foreclosure –Director Price reported that he had done some initial research in identifying loan payoff and property tax information for this property; however, the project was still in the works.
- b. Seismic Evaluation – Director O’Connor reported that he would be meeting on Friday, May 13th with Bremik Construction and the engineer to work on a more detailed design and construction bid.
- c. Tanglewood Park Restoration Project Update – Director O’Connor attend the last of three Community meetings led by Director Sangrey on this project. The past meeting on Tuesday, May 10 was held by Director Sangrey and Suzie Spencer, Landscape Operations Manager, to further discuss the project and address concerns regarding grass removal. It was discussed that the project was just in the planning stages, conceptual designs would be developed, and the project would take place in the fall.
- d. Committee Charter Review updates– Clubhouse, Home Care, and Reserves Committee Charters have been reviewed. Common Property and Architectural Review Committee Charter reviews are in process.
- e. Dog Tie Up Area Update – The Board turned the matter back over to make a decision after reviewing the recommendation from the insurance broker.
- f. Liability Insurance for the Neighborhood Association – Executive Director Cook reported that she is working with the insurance broker on this.

7. New Business - none

Adjournment – At 8:30PM., the meeting was adjourned.

Secretary Treasurer