



Meeting Minutes Board of Directors Meeting June 13, 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, June 13, 2016. Present at the meeting were Directors Kurtus, Kyle, O'Connor, Sangrey, and Slaven. Executive Director, Carol Cook was also present. Directors Lazaris and Price were absent.

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

1. Appeals to the Board

- a. 8 Nansen Summit – Demand Payment Letter – the owner attended the Board meeting in appeal of a Demand of Payment letter of May 4, 2016 for a past due amount of \$2,000 for a CC&R fine assessment. The Board agreed to defer the Demand for Payment for a period of 30 days if the owner submitted to the Board a detailed plan to address resolving his property's compliance issues, including the failing deck and window sills, moss on siding, and yard maintenance. The plan would include what would specifically be done and when.

2. Visitor Comments & Letters to the Board

- a. 17 Aquinas – the owner of 17 Aquinas attended the Board meeting to discuss next steps in addressing her neighbor's encroachment on her property. The neighbor allegedly built a retaining wall and deck that extended on the property of 17 Aquinas. The Board recommended that she take Architectural application issues to the Architectural Committee and address setback matters with the City of Lake Oswego.
- b. Celina Baguiano, Portland Community College's New Community Relations Manager, attended the meeting to introduce herself as a resource to assist Mt. Park HOA as needed such that PCC can be a good neighbor.

3. Reading and approval of minutes

Director Kyle made a motion to accept the May 26, 2016 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No). Director Sangrey abstained.

4. Resolutions - none

5. Old Business

- a. 9 Juarez Foreclosure – there was no report. The Board requested that the untenanted properties, including 9 Juarez, be cleaned up as needed.
- b. Seismic Evaluation Update – Director O'Connor discussed the next steps to addressing the high priority areas identified in the Seismic Evaluation, including the Playschool, Hawthorn Room, Pool, Sports Court, and Cardio Room. Director O'Connor made a motion for the Board to approve an expenditure of \$3,200 to the Structural Engineer for a final detailed structural design required for permitting and

construction. Director Kyle seconded the motion and upon vote by the Directors, the motion passed (5/0).

- c. Avocet Condominium Easements – The Board discussed the letter of June 2, 2016 sent to Avocet Condominiums in regards to options for addressing a solution for their encroachment of infrastructure on Mt. Park Common Property.
- d. Liability Insurance for the Neighborhood Association – The Board agreed that no additional insurance was needed to be purchased for the Mt. Park Neighborhood Association volunteers due to the low exposure and the fact that the Lake Oswego Neighborhood Association had event liability insurance available for their use.

6. New Business

- a. Encroachment Letters – Director Sangrey reported that a set of encroachment letters had been created and would be presented to the Common Property Committee at their next meeting. A letter has been sent to those owners whose property abuts Common Property but there is no known encroachment. Also, those owners who have planned or pending sales have been made a priority and any encroachment issues are being addressed so that the sale can proceed without undue delay. Other letters identifying infrastructure, flaglot, and major potentially removable encroachments were in process or being sent.
- b. Cash Flow Plan – Executive Director Cook agreed present to the Board at the next meeting a plan for the creation of a Cash Flow Statement and Cash Projection tool.
- c. Discussion of one Board Meeting in July & August – The Board agreed to defer discussion of having one Board meeting in the month of July on July 18th.

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


Secretary/Treasurer