



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

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

### 1. Appeals to the Board

- a. The owners of 129 Kingsgate attended the meeting to present a formal request for Mt. Park HOA's approval of a Design Variance they had pending with the City of Lake Oswego to increase their maximum allowable lot coverage by 8.8% to 38.8% in order to construct a new porch/entryway addition to the existing dwelling. **Director Kyle made a motion for the Board to approve the request for the increase of the maximum allowable lot coverage by 8% to 38.8% at 129 Kingsgate. Director Price seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).**

### 2. Visitor Comments & Letters to the Board

- a. 18 Monticello – the Board reviewed three letters sent from the owner regarding dumping debris on Common Property. The Board also reviewed a letter of response to the owner drafted by Director Sangrey and requested that Executive Director Cook submit the letter to the homeowner.
- b. 8 Nansen Summit – the Board reviewed a letter of July 11, 2016 from the homeowner updating the progress in securing funding for correcting the compliance issues.
- c. 138 Del Prado – the Board reviewed a progress report letter of July 21, 2016 regarding completion of the remodel project.

### 3. Reading and approval of minutes

**Director Slaven made a motion to accept the June 28, 2016 minutes as written. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).**

### 4. Reports

- a. Executive Director – June KPI and June financial report.
- b. Architectural Review Committee – July report. The Architectural Committee Charter is complete and will be reviewed by the Committee at the next meeting.

- c. Home Care Committee – Untenanted Houses, Fine/Assessments; Condo/TH Home Care Status reports for July. The Home Care Committee voted to increase the fine for not submitting an Architectural Application from \$50 to \$200.
- d. Clubhouse Committee – July report. Director Kurtus discussed the changes to the Clubhouse Rules regarding dog parking (see resolutions). It was also agreed that the 5 min Dog parking sign on the handrail outside the Clubhouse Entrance would be removed immediately. Director Kurtus recommended to the Board that Sherri Sacconaghi be added as a member to the Clubhouse Committee. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).
- e. Governance Committee – no report.
- f. Reserve Committee – July report.
- g. Finance Committee – July report. Director Kyle reported that the Finance Committee discussed strategies to reduce the Association’s tax liability, which included making a decision to pay taxes in the future on Non-Member income, meet with a tax attorney to determine the best strategy to address the \$269,000 surplus taxable income for 2016, and move \$40,000 into the Reserves Account in July. Director Kyle made a motion for the Board to approve \$40,000 of Operating Income to be moved to the Reserves Fund in July. Director Slavin seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

The Finance Committee Charter was reviewed by the Board. Director Kyle made a motion for the Board to approve the revised Finance Committee Charter. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

- h. Common Property Committee – July report.

## 5. Resolutions

- a. Director Kurtus made a motion for the Board to approve adjusting the Clubhouse Rule regarding the pets as follows: Pets are not allowed inside the Clubhouse. Pets are also not to be unattended on Clubhouse grounds. Pets are not to be left in vehicles unattended for more than 5 minutes. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

## 6. Old Business

- a. 9 Juarez Foreclosure - Director Price reviewed a detailed list of written recommendations from the attorney in regards to the foreclosure. Director Price made a motion for the Board to approve moving forward with the Foreclosure. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-2 No, Directors Kurtus and Lazaris).
- b. Seismic Evaluation – Director O’Connor reported that the engineer would have a more detailed design in August and there was no further update at this time.
- c. Lake Oswego Planning Commission Meeting – Director O’Connor reported that there was a meeting with the Lake Oswego Planning commission on Sunday, July 10. Director O’Connor, Matt Palmer, and Executive Director Cook attended. There was discussion of road safety issues related to parking, speed, and stop signage during the

meeting and the planners invited Mt. Park to present a formal request to the City for support in addressing these issues. Director O'Connor reviewed the proposed presentation to be given to the City Planning Division.

- d. Board Meeting Dates for August – The Board agreed to only have one Board meeting in August – August 23.

**7. New Business**

- a. Hard Copy of the Newsletter Mailing – was deferred until the next Board meeting.
- b. Home Care Landscaping – Director O'Connor informed that Board that the Home Care Committee would be working on a plan to speed up the notification and fines process to get more timely responses from those homeowners who ignore maintenance of their landscape.

**Adjournment** – At 9:20PM., the meeting was adjourned.

  
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Secretary/Treasurer