



## Meeting Minutes Board of Directors Meeting September 12, 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, September 12, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Price, and Sangrey. Executive Director, Carol Cook was also present. Director Slaven 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** – none.
3. **Reading and approval of minutes**

Director Kyle made a motion to accept the August 23, 2016 minutes as amended. Director Price seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No). Director O'Connor abstained.

4. **Resolutions**

- a. Director Sangrey made a motion for the Board to approve the MPHOA Common Property Trees, Vista Pruning, Solar Access, Building Clearance, Planting and Removal Policy as amended. Director O'Connor seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

5. **Old Business**

- a. 9 Juarez Foreclosure - Director Price reported the attorney is moving forward with the foreclosure as directed by the Board and he would have an update at the next meeting.
- b. Seismic Evaluation – Director O'Connor reported that he would be meeting with the engineer tomorrow to review more detailed design documents. The detailed design would then go back to Bremik Construction for a more detailed plan and pricing. Director O'Connor confirmed with the board that the design was for the Hawthorn Room, Playschool, Pool, Sports Court and Cardio Room; however, the project could be implemented in phases.
- c. Improving Communications – Director Sangrey requested that the Board make a decision on distributing three Special Newsletters each year to improve communications with those homeowners that do not have access to email. Two of the newsletters would be distributed along with the January and July semi-annual billing and the third would be the Annual Meeting Newsletter. Director O'Connor made a motion for the Board to approve the distribution of the Special Newsletters. Director Price seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

- d. Finance Committee Update – Director Kyle reported that the Finance Committee met this afternoon to review the information from the Auditor and Tax Attorney to assess if the Association can file Federal taxes as an 1120-H. Based on the review of 2016 projected year-end income, it appeared to the Committee that the Association just barely meets the 60% ratio; however, there may be some opportunity to adjust our management of the Reserves Fund. The Committee will be scheduling a meeting with the Tax Attorney, CPA and Banker to determine how we can best tax plan as well as meet Bank financial covenants established in the construction loan agreement.
- e. Suggested Procedures for Dealing with Encroachment – Director Sangrey made a motion for the Board to approve the “Suggested Procedures for Dealing with Encroachment” document developed to assist the Common Property Committee in addressing encroachments. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (5 Yes – 0 No). Director Kurtus abstained.
- f. Avocet Encroachment Update – Director Sangrey reported that he, Eleanor Kurtus and Executive Director Cook met with members of the Avocet Board of Directors to discuss a solution for Avocet’s encroachment on Common Property. Avocet agreed to review a proposal of resolution to be submitted by Mt. Park.
- g. Lake Oswego Planning Commission Meeting – Director O’Connor reported that he and Matt Palmer, Chair of the Mt. Park Neighborhood Association gave a presentation regarding Mt. Park’s traffic concerns to the Lake Oswego Planning Commission tonight. The Commission would be further reviewing the information. Representatives from the Planning Commission would also be attending the Lake Oswego Watershed Council meeting at Mt. Park on September 14. The meeting would be featuring Mt. Park’s vision for the Tanglewood Tributary Project.

#### 6. New Business

- a. PCC Visioning Meeting – Director O’Connor informed the Board that he would be attending the PCC Visioning Meetings scheduled for September 15 & 16.
- b. Strategic Planning, Reserves and Operational Budgeting Timelines – Executive Director Cook presented the proposed timelines for the upcoming Strategic Planning and budgeting for 2017.
- c. 2016 Strategic Plan Progress Tracking – Executive Director Cook distributed a progress report on the accomplishments completed for 2016 and those targeted to be completed by year-end.
- d. Boy Scout RV Space Rental – The Board discussed the fact that the new RV lease agreement precludes the Boy Scout storage container. The Board has approved an exception in the past for the Boy Scouts. The Board requested that the Boy Scouts be notified to attend a Board meeting to discuss an exception to the RV agreement as well as address the housekeeping issues around the container and the need for more than one fob.

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

  
Secretary Treasurer