



Meeting Minutes Board of Directors Meeting September 11, 2017, 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 11, 2017. Present at the meeting were Directors Kyle, Kurtus, Post, Sacconaghi, Sangrey and Slaven. Executive Director Cook was also present. Director Price was absent.

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

1. **Board Appointment of Theron Post to the Board of Directors** – Director Sangrey made a motion to appoint Theron Post to the Board of Directors. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).
2. **Appeals to the Board**
 - a. 86 Kingsgate Rd. #F201 – The homeowner sent a letter to the Board requesting the \$50 late fee for the July assessment be waived. Director Kurtus made a motion for the Board to waive the \$50 late fee plus any interested accumulated in August and the remainder of the year as long as the homeowner adhered to the agreed upon payment plan to have his account paid in full by the end of the year. Director Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).
3. **Visitor Comments & Letters to the Board** – none.
4. **Reading and approval of minutes**

Director Slaven made a motion to accept the August 29, 2017 minutes as amended. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No). Director Kurtus and Post abstained.
5. **Reports**
 - a. Executive Director - Executive Director Cook reported that the Seismic Renovation was on schedule to be completed as planned on September 25th.
 - b. Architectural Committee – no report.
 - c. Home Care Committee – no report.
 - d. Clubhouse Committee – no report.
 - e. Reserve Committee – no report.
 - f. Finance Committee – no report.
 - g. Common Property Committee –no report.
6. **Resolutions** – none.
7. **Old Business**
 - a. 9 Juarez Update – no update


- b. Committee Assignments – The Board discussed and made the following Board Liaison assignments:
 - Architectural Committee – Director Price; Director Post will also attend
 - Home Care Committee – Directors Slaven and Sangrey
 - Clubhouse Committee – Directors Kurtus and Sacconaghi
 - Reserves Committee – Director Slaven
 - Finance Committee – Directors Kyle (Chair), Kurtus, and Slaven
 - Common Property Committee – Director Sangrey

8. New Business

- a. Project Management – Director Kurtus had questions regarding the Board’s responsibility in the oversight of major projects conducted on Common Property or the Clubhouse. The Board agreed that Director Kurtus would work with Directors Sacconaghi and Post to come up with some recommendations to the Board as to their responsibilities in project management.
- b. Compliance Issues
 - 1) 10 Bolivar – The Board reviewed information regarding a dispute between the owners of 10 Bolivar and the uphill neighbors on Garibaldi. The uphill neighbors claim that the owners of 10 Bolivar were in violation of Article VI, Section I (D) of the CC&R’s by planting a tree hedge that impedes the neighbors’ view. Director Sangrey informed the Board that there was not a clear policy in the Policy on Controlling the CC&R’s and the Architectural policies on the interpretation of Article VI, Section I (D) of the CC&R’s that states *“no noxious or offensive activity shall be carried on upon The Properties or any part thereof, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood or detract from its value as a high-class residential district;”* however, the Board could make a rule to further interpret the rule and address the issue. Director Sangrey made a motion that the MPHOA Board of Directors has determined that there is a violation of Article VI, Section I (D) of the CC&R’s. The motion was not seconded or acted upon and the Board tabled this discussion until the next Board meeting. Director Sangrey proposed that he draft a letter to the owners of 10 Bolivar, informing them of the motion and encouraging them to come to the next Board meeting on September 26th or meet with several Board members at their home to seek to resolve the dispute.
 - 2) 7 Masaryk – The Board discussed the CC&R Manager’s recommendation for a fine of \$1,000/month as the homeowner had not responded to violation letters for non-compliance of her property at 7 Masaryk. **Director Kyle made a motion for the Board to authorize a fine of \$1,000 per month until an approved plan has been put in place to resolve the violations or the violations are fixed. Director Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-1 No). Director Slaven voted “No”.**
 - 3) 5 Bloch Terrace – **Director Sacconaghi made a motion to authorize a fine of \$250 for non-compliance of property standards. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).**
 - 4) 8 Nansen Summit – Executive Director Cook reported that matter of proposing a recommendation of waiving all or any portion of the \$2,000 fine

- imposed by the Board to the homeowner was on the Architectural Committee's agenda to be discussed at the next meeting.
- c. Ad Hoc Social Committee for 2018 MPHOA Anniversary – Discussion was deferred until the next meeting.

Adjournment – At 9:10PM., the meeting was adjourned.



Secretary Treasurer