



Meeting Minutes Board of Directors Meeting January 8, 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, December 11, 2017. Present at the meeting were Directors Kurtus, Kyle, Price, Sacconaghi, Sangrey, and Slaven. Executive Director Cook was also present. Director Post 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

- a. Homeowner of 10 Bolivar attended the meeting to observe.
- b. Homeowner of 9 Juarez attended the meeting to discuss the \$26,000 owed to the Association when he purchased the rights to the property. The Board agreed that Executive Director Cook would bring the account history of this property to the next Board meeting to assist the Board in determining if there was any room to negotiate.

3. Reading and approval of minutes

Director Kyle made a motion to accept the December 11, 2017 minutes as amended. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

4. Reports

- a. Executive Director – Executive Director Cook reported the following: The November and December Financials will be reported at the January 23rd meeting after review by the Finance Committee. The Steam Room incident update was given. The Employee Years of Service program will be held on Tuesday, January 30th at 11:30am and Board members are invited to attend. The Volunteer Brunch is scheduled for Saturday, February 17th at 10am. The website is scheduled to go live on January 16th.
- b. Architectural Committee – December report.
- c. Homecare Committee – Director Slaven made a motion for the Board to appoint Richard Moore as a member of the Homecare Committee. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director Slaven also reported that Janice Krem had been voted Chairperson for the Homecare Committee.
- d. Clubhouse Committee – December report.
- e. Reserve Committee – 2017 Year-End update.
- f. Finance Committee – no report.
- g. Common Property Committee – December report. Director Sangrey also reported that the McNary Off-Leash Dog Area was made a permanent off-lease area by the City of Lake Oswego; however, the City most likely would be removing the plays structure or adding a fence around the play structure to protect children. Director

Sangrey reported that Dvorsky from Waterways Consultants has been engaged to prepare a report on drainage options for the Tanglewood Tributary. A report has not yet been received. Director Sangrey also reported that the lot division of 55 Eagle Crest was in the hands of the City. The Yard Debris Task Force will be meeting on January 16th to begin a study of yard debris collection issues.

5. Resolutions – none.

6. Old Business

- a. Seismic Renovation – The Association received a release of lien from Bremik Construction after final payment for the Seismic Renovation project. The bank was not involved.
- b. 9 Juarez – Discussed with homeowner under item 2.b.
- c. Other Potential Foreclosures – Director Sangrey made a motion for the Board to authorize the Executive Director to have the attorney send letters to 44 Touchstone and 7 Masaryk that the Association is starting the foreclosure process. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

7. New Business

- a. Review of Mt. Park Staff Salaries - Director Slaven proposed that the Board and Finance Committee Chair review staff salaries on an annual basis. Director Sangrey suggested the item be place on the next Board meeting agenda for discussion.
- b. Suspension of Rights of Enjoyment for non-payment of assessment and fines – the Board agreed that the policies should be updated to include greater clarity for suspensions over 30 days. The CC&R Director would be working on this for approval by the Homecare Committee and Board.

8. Upcoming Board Meetings – The following Meeting Schedule was discussed:

Tuesday, January 23rd at 7pm
Monday, February 12th at 7pm
Saturday, February 17th at 10am (Volunteer Brunch)
Tuesday, February 27th at 7pm

The Board agreed that the Annual Meeting should be changed to Thursday, March 22.

Adjournment – At 8:45PM., the meeting was adjourned.

Secretary Treasurer