



Meeting Minutes Board of Directors Meeting November 28, 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 Tuesday, November 28, 2017. Present at the meeting were Directors Kurtus, Kyle, Post, Price, Sacconaghi, Sangrey, and Slaven. Executive Director Cook was also present.

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

1. Appeals to the Board

190 Oswego Summit – The owner of 190 Oswego Summit attended the meeting to appeal a violation for cutting a tree without permission on Common Property. After hearing the appeal the Board, the Board voted on the matter. Director Slaven made a motion to uphold the decision made by the Common Property Committee to assess a fine of \$1,000 for cutting a tree on Common Property. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-3 No). Directors Kurtus, Kyle, and Price voted “No”.

2. Visitor Comments & Letters to the Board – none.

3. Reading and approval of minutes

Director Kyle made a motion to accept the November 13, 2017 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

4. Reports

- a. Executive Director – October KPI and Financial Report.
- b. Architectural Committee – November report. Director Price reported that the Committee was working on the Architectural Committee Charter and it should be ready to be reviewed by the Board at the next meeting.
- c. Home Care Committee – October Untenanted House, Condo/TH Home Care Status and Violation Status Reports were reviewed.
- d. Clubhouse Committee – November report.
- e. Reserve Committee – 2017 Reserves Project - November update.
- f. Finance Committee – November report.
- g. Common Property Committee – November report. Director Sangrey made a motion for the Board to appoint Donn Bury as a member of the Common Property Committee. Director Post seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

5. Resolutions

- a. Surplus Income – Director Kyle on behalf of the Finance Committee recommended to the Board that \$200,000 of surplus operating income for 2017 be rolled over to Capital Reserves and the 2017 Operating Budget be revised to reflect this roll-over

prior to 2017 year-end. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

- b. 2018 Reserves Projects – Director Kyle made a motion on behalf of the Finance Committee to recommend the approval of \$254,800 in Capital Reserves Projects and \$21,000 in Maintenance Reserves projects for 2018. Director Price seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

6. Old Business

- a. 9 Juarez – The owner of 9 Juarez assigned the rights of ownership to Redemption Research Association. Redemption Research Association sold the property to a private party. The private party is offering \$5,000 to settle the claim. The Association’s attorney suggests we counter this offer as well as pursue getting the remainder of our money from Redemption Research Association. The Board agreed that Director Price would work with our attorney to get more clarity on our options prior to negotiating with the private party.

7. New Business

- a. Parking Issue on Independence – Director Sangrey reported that he followed up with Russ O’Connor and the Neighborhood Association, who had been previously working with the City of Lake Oswego on parking and traffic safety issues. Director Sangrey further reported that no one had filed any concerns with the City regarding parking on Independence and that he would be following up with the City to report the safety concerns.
- b. 2018 Board Meetings Schedule – The Board reviewed and accepted the 2018 Board Meeting Schedule presented by Executive Director Cook.

Executive Session – Executive Session – At 8:15pm the Board went into Executive Session to discuss a personnel issue.

Adjournment – At 8:30PM., the meeting was adjourned.



Secretary Treasurer