Meeting Minutes
Board of Directors Meeting
January 23, 2018, 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, Sangrey, and Slaven. Executive Director Cook was also present. Director Post, Price, and Sacconaghi were absent.

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

1. **Appeals to the Board**

   The Board reviewed two appeals submitted by the owner of 21 Churchill. The first was an appeal of the Architectural Committee's denial of the owner's application to install a natural wood play structure located at the backyard fence. The second was an appeal of the Architectural Committee's denial of an application to install low wattage decorative lighting as the lighting was part of the play structure. Director Kyle made a motion to deny both appeals based on the fact that both were violations of Lake Oswego City ordinances. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

2. **Visitor Comments & Letters to the Board** - none

3. **Reading and approval of minutes**

   Director Kyle made a motion to accept the January 8, 2018 minutes as amended. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

4. **Reports**

   a. Executive Director – November and December KPI and Financial reports will be reported at the January 23rd meeting after review by the Finance Committee. The Annual Audit is in process and all information has been submitted to the auditors. The website has gone live; however, final adjustments of content are continuing to occur.
   b. Architectural Committee – January report. Director Kyle made a motion for the Board to approve the revised Architectural Charter. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).
   c. Homecare Committee – no report.
   d. Clubhouse Committee – January report. Director Kurtus reported that a key focus of the Committee was to further define domestic partner in the Clubhouse Rules. The Board also discussed member behavior standards and agreed if abusive behavior from a member was directed at the Executive Director, it would be addressed by the Board versus Clubhouse Committee. Director Slaven suggested that the staff be required to wear name tags to be more easily recognized by the members.
   e. Reserve Committee – January 2018 update was reviewed. Executive Director Cook informed the Board that the Finance Committee agreed that $5,000 in excess Maintenance Reserves could be used to purchase an unexpected failing pool pump.

f. Finance Committee – January report. The Board reviewed the financial history of the 9 Juarez account, which showed an amount past due of $26,953.12. Included in the total amount due was $17,392 in legal fees and $1,600 in yard maintenance expense directly paid for by Mt. Park HOA. Director Kyle made a motion for the Board to approve a settlement agreement with the owner of $20,000 to include $19,000 of actual costs to the association and $1,000 of assessments (2017 and 2018). Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

g. Common Property Committee – January report. Director Sangrey also reported the following: The next Yard Debris Task Force meeting will be on February 7th. It was anticipated that the Common Property Committee would have a letter from Dvorsky, Waterways Consultants, regarding drainage options for the Tanglewood Tributary by the end of the month. The Common Property Committee unanimously agreed for safety reasons not to use mole trapping or chemicals to get rid of moles.

h. The Board reviewed the revised Common Property Committee Charter. Director Kurtus suggested the revised Charter include a statement that the Common Property Committee will participate in the Mt. Park Property Management process as needed. Director Sangrey made a motion to accept the revised Common Property Committee Charter as amended. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No).

5. **Resolutions** – none.

6. **Old Business**

   a. 9 Juarez update – The accounting history of the property was reviewed during the Finance Committee

   b. 44 Touchstone, 7 Masaryk – The attorney is in the process of sending foreclosure letters to both owners.

   c. 55 Eaglecrest - Request for easement. No further discussion at this time.

   d. Board Review of Staff Salaries – defer discussion until the next meeting.

   e. Suspension of Rights of Enjoyment for non-payment of assessment and fines – no further discussion.

7. **New Business**

   a. Compliance issues

   b. Annual Board Meeting – Meeting presentation assignments were made.

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

   Monday, February 12th at 7pm
   Saturday, February 17th at 10am (Volunteer Brunch)
   Tuesday, February 27th at 7pm
   Monday, March 12th at 7pm
   Thursday, March 22nd at 7pm (Annual Meeting); Election of Officers at 9pm.

Adjournment – At 8:25PM., the meeting was adjourned.

Secretary Treasurer