

PARKWAYS

A Publication of the Mountain Park Home Owners Association

You are hereby given notice of the 45th Annual Meeting of the Mountain Park Home Owners Association to be held on March 14, 2013, at 7:00 pm in the clubhouse.

Annual Meeting Agenda

1. **Call to order - Establish a Quorum**
2. **Introduction of Directors**
3. **Association Business:**
 - A. **Resolution Dedicating Net Revenue**
 - B. **Auditor Report**
 - C. **Nomination of Directors**
 - D. **Collection of Ballots**
4. **State of the Association**
5. **Results of Voting**
6. **Questions & Comments**
7. **Adjournment**

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Please attend and hear what our Association has accomplished over the last year and about plans for 2013. During the past year, Mt. Park achieved the following:

1. Continued to build our strong support system of committees. The committees handle many critical functions and are a part of Mt. Park's operating success.
2. Modified our \$5,124,117 construction loan with First Citizens Bank to more favorable terms saving the Association approximately \$63,000 each year. As part of the loan modification negotiation, we paid \$250,000 toward principal without prepayment penalty.
3. Established an ad hoc committee called the MPHOA Common Property Landscape Committee that created priorities for common property restoration and improvement. After presenting its report, the ad hoc committee was converted into a permanent committee called the Common Property Committee. So far this year, this committee has completed an assessment of Mt. Park's natural areas, developed a comprehensive Common Property Master Plan and revised the policy relating to Common Property Work Requests.
4. Completed two major clubhouse improvement projects: we replaced our 40-year old flat roof and we replaced original corroding galvanized steel pipes in our clubhouse and daycare facility with new longer-lasting copper pipe.
5. Developed an ad hoc committee to search for replacement of General Manager Elsa Lemoine who resigned to accept a new position at the Multnomah Athletic Club. The committee & the Board went through an extensive recruitment process before selecting Carol Cook as the new Executive Director in late September.



Ted Nelson

In 2013, the Board will continue to refine all facets of Association business - Community Property, Central Clubhouse, Common Care, and Civic Governance. The Common Property Master Plan will be a key focus for the year as plans are further developed and implemented for upgrading monuments, restoring natural-areas and improving outside amenities. Another focus is the creation of new social, educational and cultural activities to be hosted at the Clubhouse to broaden the range of activities offered to Mt. Park Members.

After serving you on the Board of Directors for six years, and as President for two years, I will end my Board service to Mt. Park in March 2013. I am proud to leave the Association with a committed Board, stable financial structure, competent committees and passionate staff. I thank the staff for their vision and efforts to manage Mt. Park in alignment with the Association's strong values of service and fiscal responsibility. I also thank our volunteers for their service on various Mt. Park committees; their time spent attending committee meetings and providing service to this one-of-a-kind community. Finally, thank you for being a part of this great community and for your support over the years.

Best Regards,



2013 BOARD OF DIRECTOR CANDIDATES

This year's nominating committee chaired by Director Nelson, recommends the following candidates for member consideration to serve on the Mountain Park Home Owners Association Board of Directors. Members are asked to vote for three candidates to fill three Board positions up for election on March 14, 2013. The candidates are Luigi Bogni, Barry Dod, and Ellen Lazaris.

Luigi Bogni



Luigi Bogni

Luigi Bogni has lived in Mt. Park, with his wife Kathleen, since 2007. Luigi is active in international fashion consulting, having previously specialized in heading the USA subsidiary companies

on behalf of international fashion and textile brands, from Japan, Italy and France. Earlier, a director of strategic marketing for a multinational fashion group based in Italy. Luigi has a degree in economics and has attended Gonzaga University under a Fulbright scholarship. He has traveled extensively in all continents and speaks several languages.

Side, but not negligible, interests that he has are:

- Gastronomy (member of the Chef de Cuisine Assn. of California, American Culinary Federation and Slow Food Int'l Assn.)
- Graphic design (book layout designs at the Frankfurt Buchmesse; guest lecturer at Pasadena City College; versed in several advanced design software apps)
- Classical music, with emphasis on Baroque, and art

Luigi has served on boards of the corporations he was President or Executive Vice President of, as well as on the Board of a Marina del Rey community (over 6 years) and on the Board of Mt Park.

Affiliations with:

- Mensa International

- Los Angeles County Museum of Arts
- Italian Association of Blood Donors (with distinction)
- US Golf Association (without distinction of any sort)

Luigi very much enjoys being part of a Board of which he admires and respects every member, for their dedication, honesty and competence. He gives his minor key contribution as member of the Architectural Committee. In a world of specialists, Luigi's intended contribution is more as a generalist, drawing on his international exposure, and offering his modest help, not for lack of other duties, but as a contribution to the common good of Mt. Park residents.

Barry Dod

Barry Dod has been a Mt. Park resident since 2004 and lives on Touchstone with his wife, Julie, and their three children; Jack (22), Bronté (19), and Stevie (13). The Dod family enjoys snow skiing,

water sports of all kinds, and the arts, especially theatre. Barry was first elected to a 3-year term on the Board in 2010 and currently serves as the Treasurer. He is now seeking re-election for a second 3-year term.

Barry is Senior Trial Attorney with Elkins Zipse & Mitchell, the Portland branch legal office of Farmers Insurance Group. He specializes in the defense of contractors on matters involving alleged faulty construction of buildings. He has been a trial attorney since 1982. Barry has a J.D. degree from Northwestern School of Law of Lewis & Clark College, and a B.A. from the University of California at Santa Barbara.

Barry's interest in serving on the Board of Mt. Park arises from his desire to continue the work of the present Board in developing a stronger community,



Barry Dod

preserving, maintaining and enhancing the Association's physical assets, and promoting the strong values and integrity of the Mt. Park community and the Board we have all enjoyed and benefited from in recent years. If re-elected, Barry will continue to be particularly focused on helping to create reasonable budgets and capital reserves in an effort to enhance property values for all residents of Mt. Park.

Ellen Lazaris

Ellen Lazaris is a native Oregonian who moved to Mt. Park in 2006. She and her husband Spyros have two daughters: one attending Oak Creek Elementary and the younger at The Playschool at Mountain Park. While previously employed at Timberline Software as a Project Manager, Ellen is currently a stay at home mom.

Ellen left the state in 1988 to attend the College of the Holy Cross in Massachusetts. She returned home with a degree in Economics and went to work in the retail property management industry. Since that time, she has traveled the country for work, and Europe for pleasure. She is actively involved in her former high school as the previous head of the Alumni Council and past Board member for the school.

Ellen currently serves as a member of the Clubhouse Committee for the Mountain Park Home Owners Association. In that capacity, she has been working with the Board and staff to define clear and consistent policies and precedents, as well as dealing with the specific issues of compliance within the clubhouse.

Mt Park is an inviting community, that Ellen and her family love. As a Board member, she will bring her love of family, nature and exercise to projects that build on this special community and that enhance its value to all residents.



Ellen Lazaris

2012 COMPLIANCE COMMITTEE REPORT

In 2012, the Compliance Committee recruited additional volunteers. Our Committee now has volunteers from many diverse backgrounds, including a builder, a realtor and a former BOD member from a Mt. Park townhome HOA.

The most significant change in our Committee occurred at the end of the year, when Chairman Duncan Whitfield announced his retirement from the Committee after nearly fifteen years as a volunteer at Mt. Park. The new Chair, Gloria Hill, was just recently confirmed. We now have five members plus our Mt. Park HOA BOD Liaison, Dwight Sangrey and our Secretary, Carolee Kawer, who is also the CC&R Director.

In August, the new Compliance

Enforcement document, which the Committee had been working on for quite some time, was passed as a policy by the Mt. Park HOA BOD. It must be noted: Dwight Sangrey devoted much time and effort helping to compose, tweak and hone this document to prepare it for presentation to the BOD. Notice of this new document was sent to all members and it was posted on the website. As our community has aged and changed, additional compliance issues have arisen and the new policy document addresses those issues.

As our former Chairman said last year, "Every possible effort is made by the CC&R Director and the Committee to solve the problem without having to resort

to a fine; but sometimes that is the only thing which produces any action from the resident, no matter how reluctantly it may be applied." That is still our focus. During the calendar year of 2012, the Committee reviewed

25 new cases of non-compliance, 66 existing ones and levied fines for 5 issues.

We are very grateful for all of the time and patience every Compliance Committee member has devoted to making this committee effective and reasonable, while never losing sight of doing what is best for the entire Mt. Park HOA community.



Gloria Hill

2012 COMMON PROPERTY COMMITTEE REPORT

Over the past several years, the Mountain Park Home Owners Association (MPHOA) BOD has taken leadership in the creation of a Mt. Park HOA Common Property Masterplan, culminating in formal adoption of the plan last fall. This 144-page document is the product of a committee of both Board members and volunteer Mt. Park homeowners. The masterplan includes: a physical inventory of existing common property and monuments, a formal assessment of current conditions, a definition of Mt. Park common property issues, and establishes future goals and priorities.

As part of adoption, your Board recognized the need for a focused, ongoing effort to implement the Common Property Masterplan and directed formation of a new standing committee. The MPHOA

Common Property Committee ("CPC") had its organizational meeting in October and meets monthly. In addition to one Board member, the CPC is composed of four, volunteer Mt. Park residents with expertise and interest in arboriculture, land use, real estate and natural resources.

Given that 2013 is the first full year of the CPC, our goals for the committee this year include: (i) providing advice and direction to the BOD on the annual Mt. Park budget adoption process to insure annual implementation of projects and priorities contained within the adopted Common Property Masterplan, (ii) to define, discuss and recommend for adoption, common property policies involving encroachment, work requests, and ongoing landscape maintenance, (iii) to oversee the updating

of entranceway and internal landscape monuments located upon common property throughout Mt. Park, and (iv) engage the Lake Oswego Arts Council and explore opportunities for public art placement within Mt. Park.



Ken Sandblast

All of us serving on the Mt. Park HOA Common Property Committee look forward to 2013, as the year that our common property gets renewed focus and improvements to continue being such a strong element in the Mt. Park identity and experience. For more information, or to get involved, join us at our monthly meetings every first Thursday of the month!

2012 ARCHITECTURAL COMMITTEE REPORT

The function of the Architectural Committee is to help preserve and enhance the quality of life in Mountain Park. The Committee ensures that residents comply with the requirements of Mountain Park in all projects affecting the external appearance of their property. The Committee is responsible for making sure that applications specify only approved materials, that the work is carried out to the standard required by the MPHOA

and do not detract from the general appearance of the Mountain Park community.

In the last 12 months, the committee has reviewed 212 owner requests. The majority of those were pre-approved replacement fences, exterior house & door paint, decking, and roofing materials. Committee members may be asked to inspect application sites before scheduled meetings, which are

held the 3rd Tuesday of each month. The Committee is grateful to our seven volunteers, and our BOD Liaison Luigi Boggi, who give so much time and effort to our success.

The Architectural Application is available on the website under the documents tab.



Curt Shaffstall

2012 RESERVES COMMITTEE REPORT

The role of the Reserves Committee is to serve as an advisory committee to the MPHOA Board of Directors. This Committee is responsible for assuring that the assets structures, systems, equipment, trails and facilities of MPHOA are properly maintained, replaced and rehabilitated, consistent with the architectural integrity and character of the building and landscape, in order to meet the needs of the MPHOA.

The Reserves Committee consists of the MPHOA Executive Director Carol Cook, Landscape Manager Kevin Stohler, Fitness Manager Rena Bohm, Maintenance Technicians Mike Vandehey and Jon Hickman along with Board of Directors Liaison Russ O'Connor and Homeowner Member Daniel Ingram. All committee members have voting privileges.

In 2010, the first major step for the Reserve Committee was to develop an up to date Master Reserve Study based on the major reconstruction and renovation of the clubhouse along with all other Mt. Park assets. This entailed identifying every asset in the clubhouse, landscaping, maintenance buildings, pathway, playgrounds, etc. and determining its name, location, date purchased or installed, useful life, replacement year and replacement cost. We did this for approximately 1600 line items looking out over the next 40 years. This was completed at the end of 2010 and gave Mt. Park a detailed list of asset replacement items and reserve costs per year. These projected reserve costs have been budgeted for,

2012 CLUBHOUSE COMMITTEE REPORT

The Clubhouse Committee of the MPHOA is responsible for developing, monitoring, and enforcing rules for the Mt. Park clubhouse. The addition of three more, long time Mt. Park residents has provided welcome new voices to the committee.

This year, the Committee has continued to refine and clarify the interpretation of the Clubhouse Rules. A decrease in the number of requests for exceptions to the Clubhouse Rules and violations of those rules, is becoming apparent as the membership users of the clubhouse have increasingly become more

and each year dollars are placed into the Reserve account for current and future needs.

Starting in 2011 and continuing forward, the Reserves Committee reviewed and updated the Master Reserve Study utilizing a detailed walkthrough of all current replacement items on the list. Typically the items up for replacement in the coming three years are reviewed in detail in this manner. Some items are pushed out or pulled into the current year based on current asset condition, category and priority. After finalizing the current year replacement items, bids are solicited from vendors and contractors, or reviewed for completion using in-house staff. A Reserves Projects Proposal is then prepared and presented to the Mt. Park Board for review and approval for scheduling in the coming year.

Once approved, the Reserves Committee moves into implementation/construction stage. Design may be required and then final bids/contractors/vendors are selected. Upon award to vendor/contractor, each staff area owner (i.e. Maintenance Technician) tracks vendor/contractor progress for schedule, contract, safety and facility impacts, if any. In addition, the Reserves Committee meets periodically for updates on vendor/contractor progress and status of Reserves Projects.

During 2012, the following major projects were approved and completed: Banquet /East Balcony patio furniture; Landscape Maintenance Building Siding;

familiar with the Clubhouse Rules.

Violations of these rules continue to generally fall into three types:

1. Violation of the guest policy.
2. Behavior unbecoming of a member.
3. Unauthorized coaching or training of members.

Any violations that do not fall into those three groups are unique and the most interesting, resulting in some very interesting deliberations and discussions. Most incidents are the result of a lack of

Cardio and Strength Machines; 2012 Commercial Landscape truck; Cellini asphalt trail replacement, Botticelli concrete stairs and handrail; Playschool and lobby fire alarm upgrade; Re-roof flat portions of Clubhouse; and Clubhouse waterline replacement.



Russell O'Connor

For 2013, the following major replacement projects are approved: tile and toilet partitions for lobby men's and women's restrooms; aluminum frame & insulated glass in Fitness Studio 1 and Game Room; pick-up truck; asphalt paths along Monroe and around the Clubhouse; Playschool kitchen remodel. Other projects include: monument maintenance (cleaning, tuck-pointing, signage, etc.); Clubhouse and tennis court parking lot & curbing reseal/repair; tennis court re-surfacing at Jefferson and Morningview.

As you can see, the Reserves Committee is very active during the year and has a broad area of responsibility which positively impacts how our facilities and exterior area look and function for Mt. Park residents. It takes time, dedication and commitment to keep it this way and we need to thank the Reserves Committee for their tireless efforts.

understanding of the Clubhouse Rules; therefore, the role of the committee is to continue to educate club users.

There is currently a seat open on the committee.

Residents of the Mt. Park community are encouraged to apply and become involved with their neighbors in helping make this great place we live in even better.



Gerald "Rip" Ripley