



Meeting Minutes Board of Directors Meeting February 12, 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, February 12, 2018. Present at the meeting were Directors Kurtus, Kyle, Sangrey, Sacconaghi, and Slaven. Executive Director Cook was also present. Director Post and Price were absent.

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

1. Appeals to the Board

2. Visitor Comments & Letters to the Board

- a. 156 Del Prado – The Board reviewed a letter from the owner, requesting that she be allowed to park her motorhome for an extended period of time on her driveway or on the property behind the fence beside her home as she needed a place to live during her remodel. **Director Kyle made a motion to deny the request based on the fact the City of Lake Oswego Code prohibits the use of a recreational vehicle as a dwelling unit for longer than 72 hours in any seven-day period. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).**
- b. 5 Goya St. – The homeowners of 5 Goya St. attended the meeting to request that they be able to park their motor home for an extended period of time on either their driveway or on the property behind a fence beside their home. **Director Kyle made a motion to deny the request based the fact that the Mt. Park HOA CC&R's specifically states that camper cannot be parked on any building site unless it is within a full enclosed structure. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).**
- c. The Board requested that future requests of this type be presented to the Homecare Committee for review prior to going directly to the Board.
- d. The owners of 10 Bolivar attended the meeting to observe.

3. Reading and approval of minutes

Director Slaven made a motion to accept the January 23, 2018 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No). Director Sacconaghi abstained.

4. Reports

- a. Executive Director – Executive Director Cook informed the Board that the insurance company had settled for an amount of \$25,000 with the member injured in the steam room. The insurance company will be pursuing the contractor who installed the steam room as it was installed improperly; however, this could take time to settle. Executive Director Cook also reported that all requested items had

been submitted for the Annual Audit and hopefully a draft would be ready to present at the March 12th Board Meeting.

- b. Architectural Committee – no report.
- c. Homecare Committee – no formal report. Director Slaven mentioned that a proposal had been received from the CC&R Manager to rewrite the homecare guidelines
- d. Clubhouse Committee – no report.
- e. Reserve Committee – no report.
- f. Finance Committee – no report.
- g. Common Property Committee – no formal report. Director Sangrey verbally reported that the Yard Debris Task Force community meeting went well. The Landscape Stewardship Director and Landscape Stewardship Supervisor did a good presentation, which led to a discussion of what the Landscape Stewardship Department does, the management approach taken by the current team, as well as the issues at hand. The subsequent discussion of yard debris focused on a number of issues including: 1) more access to yard debris disposal at the RV lot, 2) the cost of bag pickup, and the lack of enforcement related to the removal and storage of carts after pickup.

5. Resolutions – none.

6. Old Business

- a. 9 Juarez update – Executive Director Cook reported that the request had been made to our attorneys to submit a letter to the owner of 9 Juarez, indicating that we would settle for \$20,000 which is basically the amount the Association has spent out-of-pocket. The attorney is in the process of submitting the letter requesting the full \$20,000; however, he wanted to inform the Board that if the association settled for less, then the association could go after the new owner (which the current owner recently sold his rights to) for the remainder.
- b. 44 Touchstone, 7 Masaryk – Director Sangrey made a motion for the Board to move forward with the foreclosure process on 44 Touchstone. Director Sacconaghi seconded the motion. After Board discussion, it was decided to table the matter until the next Board meeting.
- c. 55 Eaglecrest – The letter sent to the owner regarding a requested easement was reviewed by the Board.
- d. Board Review of Staff Salaries – Director Slaven agreed to present his proposal to the Finance Committee.
- e. Annual Meeting – The Board Directors agreed to review and edit slide presentations as assigned.

7. New Business

- a. Risk Assessment – the Board Completed a Risk Assessment Form as requested by the Auditors.

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

Saturday, February 17th at 10am (Volunteer Brunch)

Tuesday, February 27th at 7pm

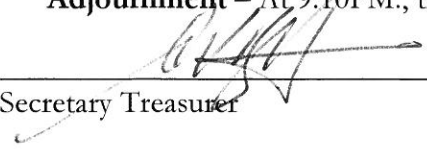
Monday, March 12th at 7pm

Thursday, March 22nd at 7pm (Annual Meeting); Election of Officers at 9pm.

9. Executive Session – The Board

At 8:30 pm the Board went into Executive Session to discuss a personnel matter.

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



Secretary Treasurer