

Mountain Park

Nature's Neighborhood

2018 50th Annual
Meeting



Agenda

- **Establish Quorum & Call to Order**
- Introduction of Directors
- Introduction of Standing Committee Chairs
- Introduction of Staff
- Association Business:
 - Resolution Dedicating Net Revenue
 - Auditor Report
 - Nomination of Directors
 - Collection of Ballots
- State of the Association
- Thank you to Volunteers
- Results of Voting
- Questions & Comments
- Adjournment

Dwight Sangrey

7:00pm

Dwight Sangrey

7:05pm

Carol Cook

7:10pm

Carol Cook

7:15pm

Chip Kyle

7:20pm

Dave Schwindt

7:25pm

Eleanor Kurtus

7:40pm

Eleanor Kurtus/Staff

7:45pm

Dwight Sangrey/Directors

7:50pm

Carol Cook

8:20pm

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8:25pm

Dwight Sangrey

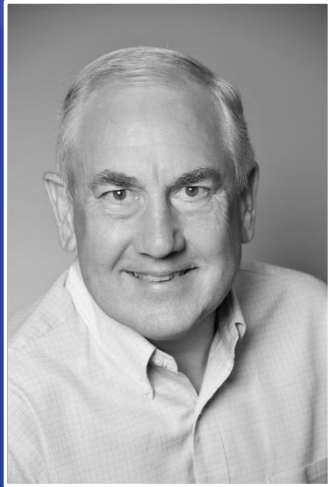
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Board of Directors



Dwight Sangrey, President



Eleanor Kurtus, Vice President



Chip Kyle, Secretary-Treasurer



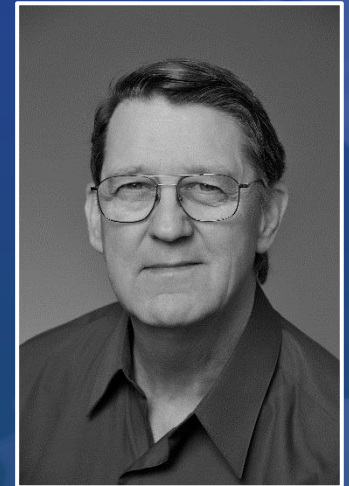
Theron Post, Director



Bob Price, Director



Sherri Sacconaghi, Director



Richard Slaven, Director

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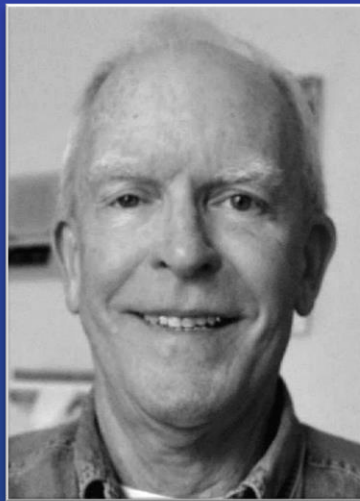
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Standing Committee Chairs



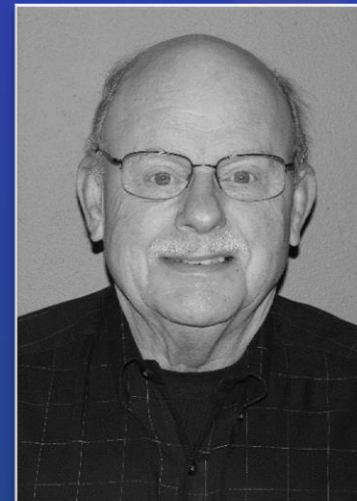
Kris Damiano

Architectural Committee



Carl Selin

Clubhouse Committee



Dave Short

Common Property Committee

Finance
Committee

Chip Kyle

Reserves
Committee

Rick Slaven

Home Care
Committee

Janice Krem

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Introduction of MPHOA Leadership Team



Carol Cook
Executive Director



Anna Johnson
*Clubhouse Services
Director*



Zsolt Lehoczky
*Landscape
Stewardship Director*



Jon Hickman
Facilities Director



Cami Knudsen
Playschool Director



Lee Richmond
Accountant



Steve Milton
CC&R Manager

Introduction of MPHOA Leadership Team



Christina Knapp
*Member Services
Manager*



Toni VonRuden
Events Manager



Mike Vandehey
Maintenance Manager



Ashley Vaughn
Aquatics Coordinator



Cassidy Jorgensen
KidZone Coordinator



Allison O'Sullivan
*Landscape Steward
Supervisor*

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Resolution dedicating net revenue

WHEREAS, Mountain Park Home Owners Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon;

And

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

Now, THEREFORE, the members hereby adopt the following resolution by and on behalf of Mountain Park Home Owners Association:

RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the annual meeting held on March 22th, 2018.

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David Schwindt, CPA RS PRA

- Schwindt & Co provides audit, tax, and reserve study services to over 500 HOAs in the Pacific Northwest.
- We are pleased to present the audited financial statements of Mountain Park Home Owners Association for the year ended December 31, 2017.
- An audit is the highest level of assurance provided by a CPA and includes the consideration of the system of internal controls.
- Independent Auditor's Report – unmodified

Opinion: In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mountain Park Home Owners Association as of December 31, 2017, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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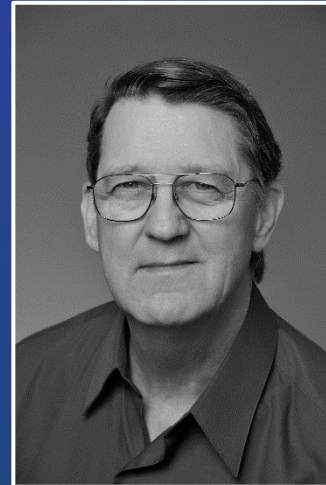
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Nomination of Directors

Bob Price



Rick Slaven

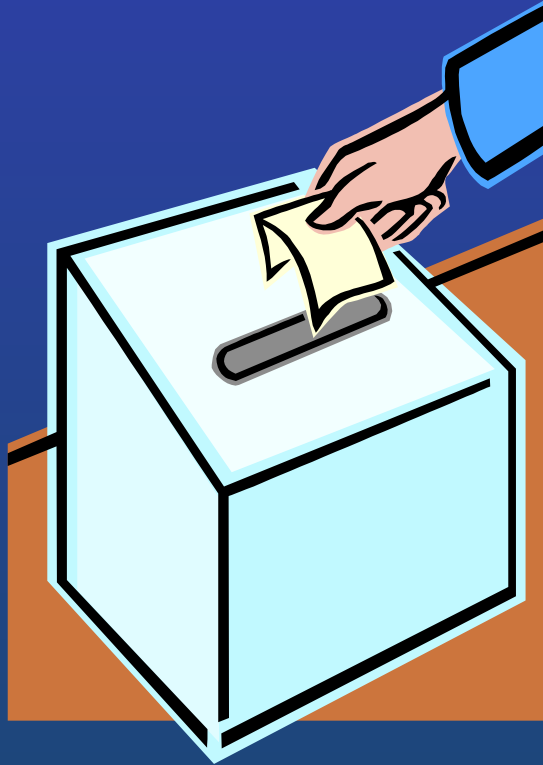


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Collection of ballots



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State of the Association - Overview

- We have an excellent Management Team
 - Executive Director, Carol Cook
- We had a strong Financial Performance for 2017
 - \$200,000 financial surplus to Capital Reserves
- The Strategic Planning Process (2013) is paying great dividends



Presenter: Dwight Sangrey



State of the Association – Strategic Plan (2013)

- Goal #1 – Increase the Values of Member Properties by Strategic Actions
 - Active market for property re-sales
 - Property Value increase above Portland Region and L.O.
 - Implement Common Property Master Plan
 - Increase quantity and quality of Clubhouse Programs (124,000)
- Goal #2 – Encourage Member Participation in Governance
 - Active Board of Directors
 - Five Standing Committees for Volunteer Leadership

Presenter: Dwight Sangrey



State of the Association – Strategic Plan (2013)

- Goal #3 – Improve Efficiency, Safety and Sustainability of our Community
 - Revised yard debris collection
 - Seismic Safety upgrade of the Clubhouse
 - Safety training for users of Clubhouse; very low accident rate
- Goal #4 – Recognition as the Best Community of its type in the Northwest
 - More publicity (positive)
 - Time will tell

Presenter: Dwight Sangrey

State of the Association

- New Strategic Plan in 2018
- New Common Property Master Plan in 2018
- Detailed Reports from the Five Standing Committees



Presenter: Dwight Sangrey



Common Property



The Vision

Change is hard.

Transitioning from decades of a landscape management model that fought nature to one that observes and mimics natural processes is especially challenging. Akin to a human withdrawing from addiction, you may see nature detoxing with weeds, but these signs mean no chemicals for the benefit of health, happiness, and endurance.

You will see more trees and native plants planted, invasive species removed, cleaner water, and more wildlife.

The new Landscape Department is stewarding Common Property to free it from damaging chemicals, improving health, aesthetics, and being loyal to *Nature's Neighborhood*– taking examples from and working *with* nature toward the goal of setting the National standard for sustainable common property management.

Presenter: Theron Post

Common Property Highlights of 2017

- New Landscape Stewardship Department brought new life into Natures Neighborhood
- Revision and updating of policies and work processes
- Staff restructuring and evaluating/hiring contractors
- Encroachment
 - Enforced compliance
 - Addressed new findings



Presenter: Theron Post

2017 Common Property Projects

Tanglewood Park Tributary Restoration

Before



After

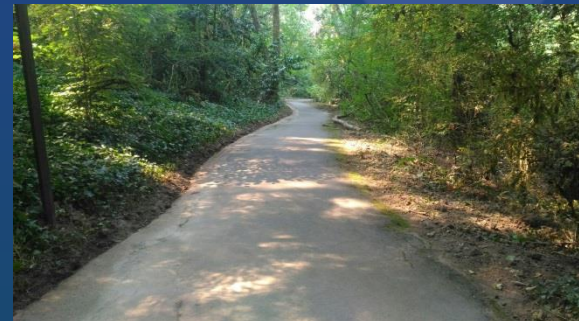


Tanglewood Trail Network Cleanup

Before



After



Presenter: Theron Post

2017 Common Property Projects

Gress Park Complex

Before



After



McNary/Condolea Pathway

Before



After



Presenter: Theron Post

Common Property Plans for 2018

- Common Property Master Plan update
- Tanglewood Tributary management
- Northview Ct./Partridge Ln. rehabilitation plan
- Monument and major roadway plantings
- Paved new trail between Gress Park and Cirque
- Rain garden design/build at Cellini Park

Presenter: Theron Post



2018 Common Property Projects

Already Completed

New Paved Trail Between Gress Park & Cirque

Before



After



Rain Garden Design/Build at Cellini Park

Before



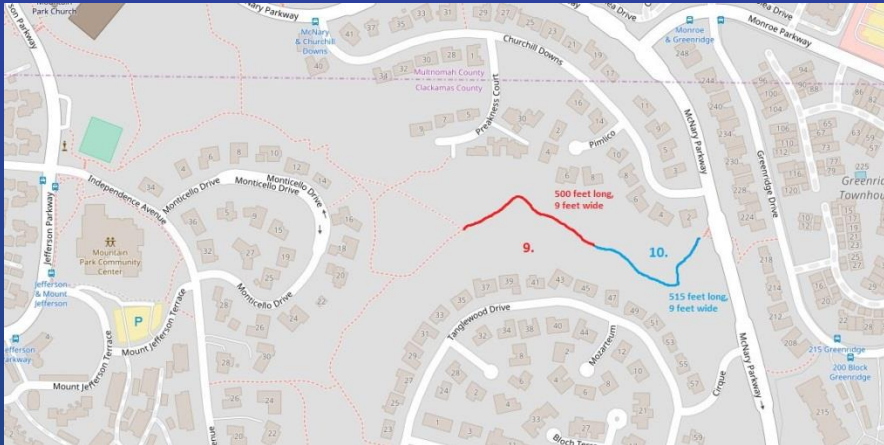
After



Presenter: Theron Post

2018 Common Property Projects

TANGLEWOOD PARK PATHWAY REPAVEMENT



Presenter: Theron Post

2018 Common Property Projects

TANGLEWOOD PARK PATHWAY CULVERT IMPROVEMENTS

Before Rain



During Rain



After Rain



Bridge



Presenter: Theron Post

Opportunity to receive
\$15,000 from OWEB

Architectural Committee



- Purpose – Preserve the unique character of Mt. Park
- Main Objective – Review any external change
- Process for approval of project
- 338 applications reviewed in 2017 (up 36% from 2016)
- Project specifics expedites the approval process (on line)
- Committee meets monthly, the 3rd Tuesday at 7pm, basic applications approved throughout the month
- Committee comprised of 7 Volunteers (Mt. Park Residents)
- Keeping Mt. Park the premier location in the area

Presenter: Bob Price

Homecare Committee



➤ Proactive vs. Reactive

Welcome Letters

- Educate new owner on amenities of the Association
- Educate new owners on Mt. Park's role in Civil Governance
- More contact information for communication with owners

Website videos/articles regarding maintenance of homes

- 1,096 Single Family Homes, 30+ Sub Associations, 8 Apartment Complexes
- 172 new homeowners in 2017

Presenter: Rick Slaven

Homecare Committee

- Committee's Role in Enforcement
 - Verify staff is following procedures fairly throughout the community
 - Determine whether a violation is appropriate
 - Offer owners the opportunity to be heard prior to levying a fine against a property
- The Committee has two volunteer spots available for interested owners



Presenter: Rick Slaven

Mt. Park Clubhouse

Fitness and Community in a
Safe Environment



Presenter: Sherri Sacconaughi

Mt. Park Clubhouse

- Serves approximately 8300 residents
- Clubhouse – 118,000+ member visits; 5,000+ guest visits
- Fitness – 20,000+ class participants
- KidZone – Avg. of 96 drop in visits per month
- Playschool – Avg. 66 students per month
- Events – total of 171 events, including 77 birthday parties, 92 large events
- Hosted events include Artists' Reception, Bridal Fair, Wellness Fair, Holiday Party, Authors' Reception, Kids Night Out

Presenter: Sherri Sacconaghi



Social Events at the Mt. Park Clubhouse

2 Music Series Concerts, 10 Artist Reception, 12 Kids' Night Outs, 2 Blood Drives, Wellness Fair, Holiday Bizarre, Ice Cream Social, Annual Garage Sale, and Seasonal Holiday Celebrations



Presenter: Sherri Sacconaghi

Clubhouse Committee

- Active engagement to promote and encourage a positive and respectful atmosphere for all users of the Clubhouse
- Establish, review and maintain clubhouse rules
- Review exception requests to the rules
- Review incident reports – impose sanctions when necessary



Presenter: Sherri Sacconaughi

2017 Reserves Committee Projects

2017 Reserve Projects - Actuals		
Fitness	Cardio and Weight Equipment	\$ 14,290
Landscape	Pathway Replacement: Gress Park, McNary outside Condolea	\$ 67,981
Landscape	Irrigation System- Clubhouse	\$ 34,541
Landscape	Tanglewood Park Tributary Restoration Project	\$ 36,163
Total - Capital Reserves		\$ 152,975
Special Capital Purchase		
Banquet Lounge	Seismic Renovation - Phase 1	\$151,075.47
PlaySchool	Seismic Renovation - Phase 1	\$151,075.47
PlaySchool	Seismic Evaluation - PlaySchool Door	\$ 28,429
Total - Seismic Project		\$ 330,579
Reserves Maintenance Projects		
IT	Computer Replacement Allowance	\$ 5,380
Pool Equipment	Pool Vacuum Cleaner & Hoses	\$ 3,114
Pool Area	Ceramic Tile -Shower Room Floor	\$ 3,558
Men's Locker Room	Ceramic Tile -Shower Room Floor	\$ 1,830
Women's Locker Room	Ceramic Tile -Shower Room Floor	\$ 1,830
Total - Maintenance Reserves		\$ 15,712
TOTAL CAPITAL RESERVES		\$ 152,975
TOTAL SPECIAL PROJECT RESERVES		\$ 330,579
TOTAL CAPITAL & SPECIAL PROJECT		\$ 483,554
TOTAL MAINTENANCE RESERVES		\$ 15,712

Presenter: Rick Slaven

2017 Reserves Committee Projects

PlaySchool Door



Clubhouse Access



PlaySchool Access

Cardio Room Equipment



2 Ellipticals



2 Recumbent Bikes



Cable Cross Machine

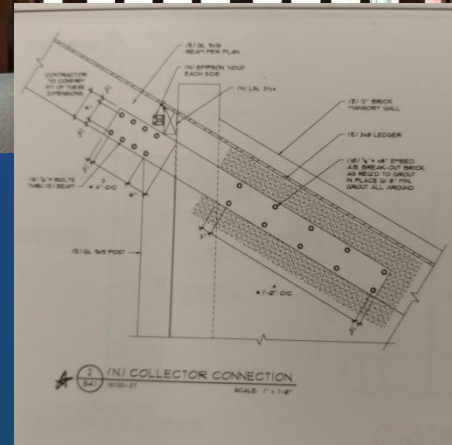
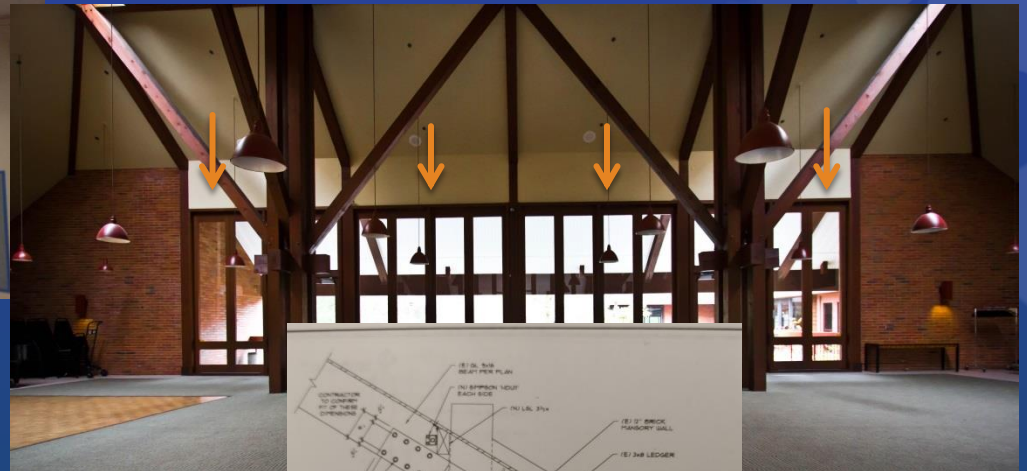
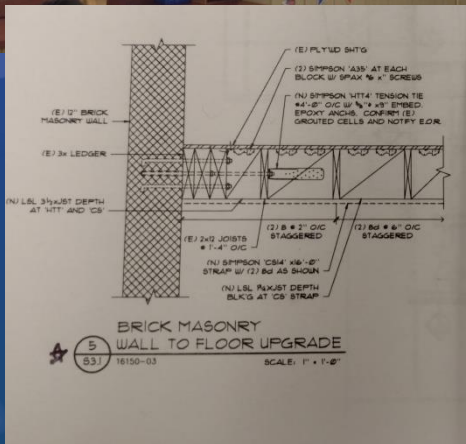
Presenter: Rick Slaven

2017 Reserves Committee Projects

Clubhouse Seismic Renovation

Playschool & Banquet Lounge

Remove Drywall, install structural connection hardware, new drywall & paint



Presenter: Rick Slaven

2018 Reserves Committee Projects

2018 BUDGETED RESERVES PROJECTS		
Capital Reserves Projects		
Fitness	Cardio, Weight Equipment Allowance	\$ 16,500
Pool Equipment	Chlorinator Controls	\$ 15,000
Painting	Playschool	\$ 7,600
Path & Trails	Asphalt Path- Tanglewood Park	\$ 70,000
Landscape	Tanglewood Park Culverts	\$ 35,000
Landscape	Tanglewood Park - Phase 2	\$ 10,000
Irrigation System	Tanglewood Park	\$ 15,000
Landscape/Equipment	Tractor & Bucket - Kabota	\$ 35,500
Landscape/Equipment	Tractor attachment- Chipper	\$ 5,000
Landscape/Equipment	Brushhound -Mower attachment	\$ 7,000
Landscape/Equipment	Spartan - Articulating brush cutter	\$ 8,200
Vehicles	UTV1	\$ 15,000
Vehicles	UTV2	\$ 15,000
Total - Capital Reserves		\$ 254,800
Reserves Maintenance Projects		
IT	Computer Replacement Allowance	\$ 6,700
Furniture	Playschool Annual Allowance	\$ 6,600
Cardio, Studio 1, 2, Hallway	Security Cameras (4) For rooms 133, 120, 122, 105	\$ 4,000
Sports Court	Sports Court Refinishing	\$ 3,700
Total - Maintenance Reserves		\$ 21,000

Presenter: Rick Slaven

2018 Reserves Committee Projects

Landscape Equipment



Presenter: Rick Slaven

2018 Reserves Committee Projects

CARDIO, WEIGHT EQUIPMENT



Commercial
Grade Treadmills
(3)

POOL CHLORINATOR REPLACEMENT



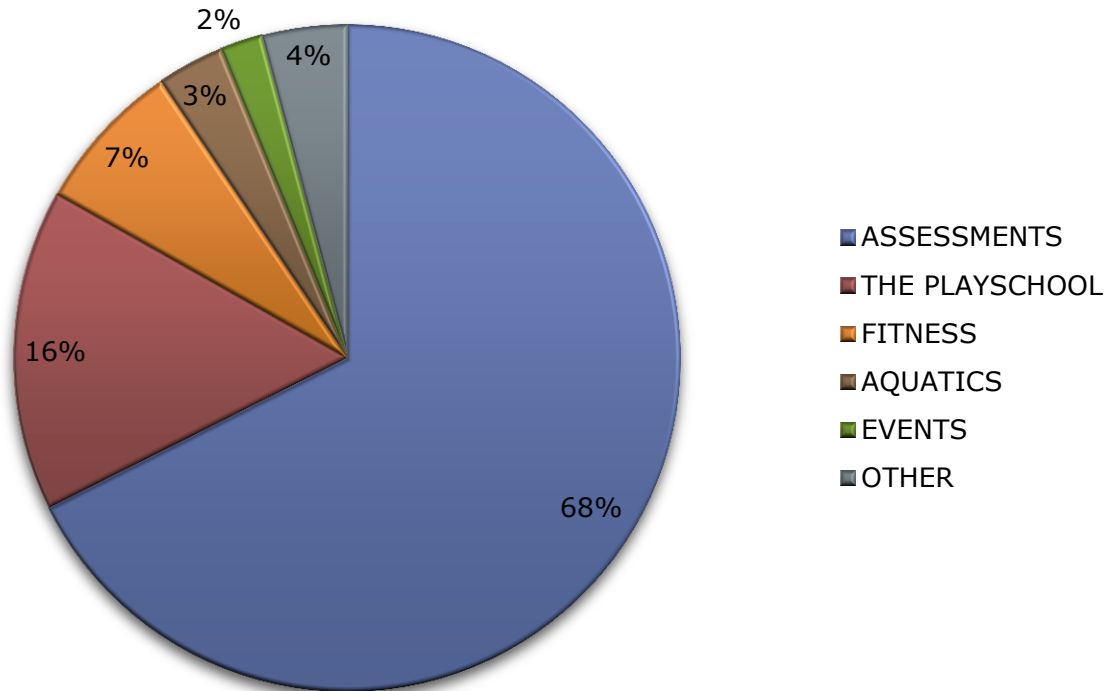
Replace Spa, Lap Pool,
& Leisure Pool failing
chlorinators

Presenter: Rick Slaven

2017 Financial Highlights



Sources of Funds – 2017 \$3,667,275

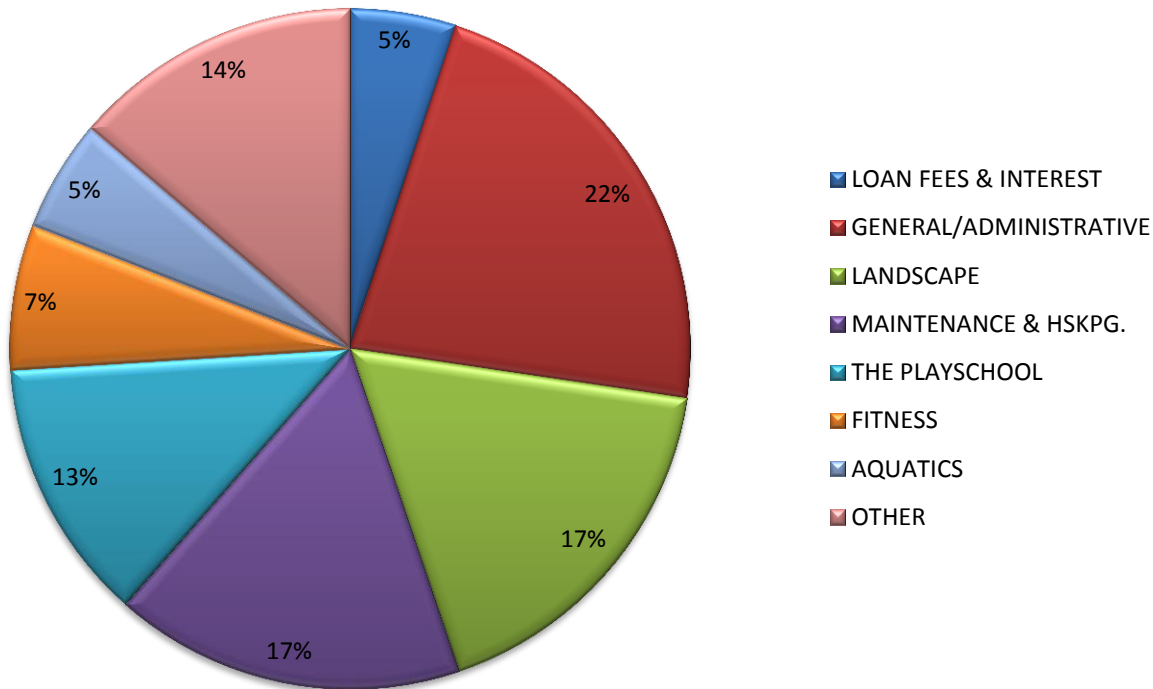


Presenter: Chip Kyle

2017 Financial Highlights



Uses of Funds – 2017 \$3,119,460

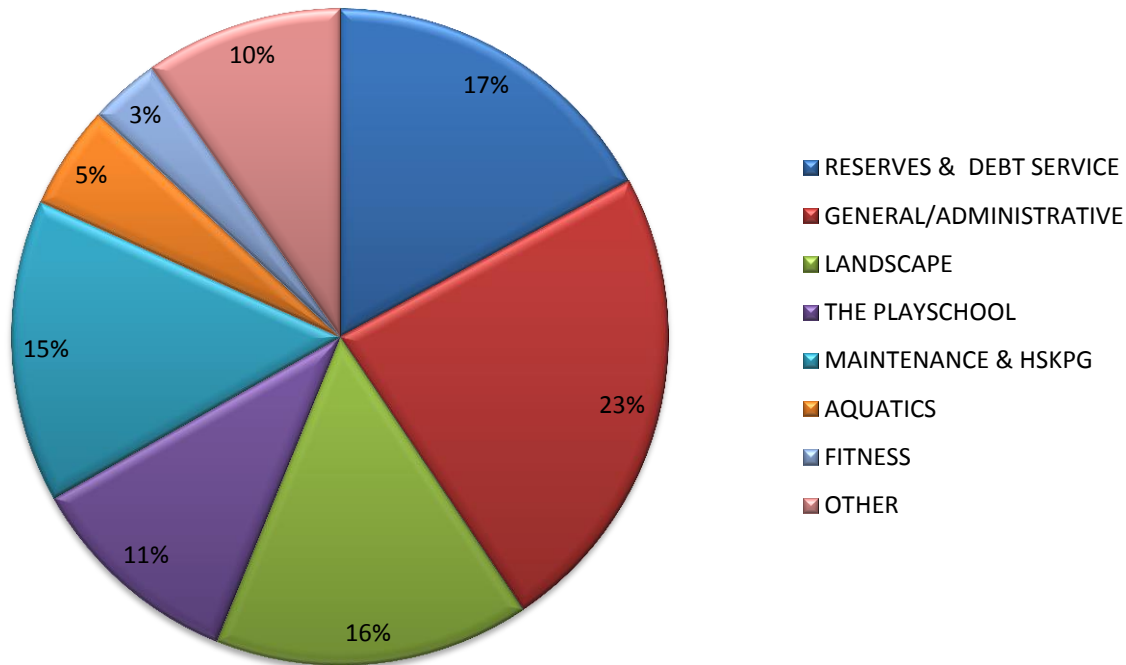


Presenter: Chip Kyle

2018 Budget Highlights



Projected Usage of Funds – 2018 \$3,833,838



Presenter: Chip Kyle

2017 Financial Highlights

Construction Loan Update

Lender: First Citizen's Bank

Note Principal Balance (as of December 31, 2016): \$3,937,661

Note Principal Balance (as of December 31, 2017): \$3,711,322

Note Matures: June 10, 2030

Terms of the Loan:

1. May change on December 10, 2019 and on that day every 3 years.
2. Change is based on an Interest Rate Index. (Index is the weekly average yield on US Treasury Securities adjusted to a constant maturity of 3 years.
3. Interest Rate Floor: 3.95% (currently charged this interest rate)

Interest Rate Ceiling: 7.95%

Presenter: Chip Kyle



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Thank you MPHOA volunteers!



Recognition of Long-Serving Board and Committees Member



Ellen Lazaris

Mt. Park HOA Board Director
March 2013 - August 2017
Compliance Committee Board Liaison
March 2013 - March 2014
Homecare Committee Board Liaison
April 2013 – August 2017

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Vote Results



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Questions & Comments

Please use microphone

Please share your name

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