



## Meeting Minutes Board of Directors Meeting February 27, 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 Tuesday, February 27, 2018. Present at the meeting were Directors Kurtus, Kyle, Post, Price, Sangrey, Sacconaghi, 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

### 2. Visitor Comments & Letters to the Board

- a. 77 Garibaldi – The owner of 77 Garibaldi attended the meeting to appeal the Architectural Committee’s denial of his application to build a temporary placement of a plastic greenhouse in his front yard. The Architectural Committee denied the application as the materials and placement of the structure did not meet Mt. Park standards. The owner made the request to protect his investment in outdoor plants and pots from the winter weather. **Director Kurtus made a motion to deny the appeal and send the owner back to the Architectural Committee to work on recommendations for acceptable materials and placement of the structure. Director Price seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).**
- b. The owners of 10 Bolivar attended the meeting to observe.

### 3. Reading and approval of minutes

**Director Kyle made a motion to accept the February 12, 2018 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No). Directors Post and Price abstained.**

### 4. Reports

- a. Executive Director – January KPI and Financial Reports were presented.
- b. Architectural Committee – February report.
- c. Homecare Committee – February report. Director Slaven reported that there was a serious effort underway by the Committee to revise the homecare guidelines.
- d. Clubhouse Committee – February report. Directors Sacconaghi and Kurtus reported that the Committee was working on revising the rules, including refining the definition of “domestic partner” and adding a sexual harassment statement.
- e. Reserve Committee – February update.
- f. Finance Committee – February report. Director Kyle reported that the Finance Committee supported a slight change to the 2018 budget due to an input error in the Capital Reserves line item, which would show the Association making a net profit of \$1,200 versus “0”. **Director Kyle made a motion that the Board approve a revised 2018 budget showing a net profit of \$1,200. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).** Director Kyle

reported that a tentative meeting with the Auditor had been set for March 7<sup>th</sup> to review a draft of the 2017 Audited Financial Statements.

- g. Common Property Committee – no report.

**5. Resolutions – none.**

**6. Old Business**

- a. 9 Juarez update – Director Sangrey informed the Board that on February 27<sup>th</sup> he had met with Raj Savara, who is interested in exercising the rights to purchase 9 Juarez. Mr. Savara proposed that he purchase the lien on 9 Juarez from Mt. Park HOA. Director Sangrey made a motion that the Board authorize Directors Sangrey and Price to work with legal counsel to move forward with preparing a Letter of Intent to be presented to Raj Savara to purchase the lien on 9 Juarez for no less than \$20,000. Director Price seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).
- b. 44 Touchstone, 7 Masaryk – Executive Director Cook reported that the bank had requested paying off the lien at 44 Touchstone and the attorney would be following up with the bank to let them know that paying off the lien would halt the current foreclosure actions, however, if the violations are not cured and the assessments go unpaid post-payoff, a new foreclosure action will be initiated. The attorney is still waiting for a response from 7 Masaryk in regards to the notice of intent to foreclose presented on behalf of Mt. Park HOA.
- c. 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:**

Monday, March 12<sup>th</sup> at 7pm

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

Monday, April 9<sup>th</sup> at 7pm

Tuesday, April 24<sup>th</sup> at 7pm.

**9. Executive Session – The Board**

At 8:00 pm the Board went into Executive Session to discuss a personnel matter.

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

  
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Secretary Treasurer