



## Meeting Minutes Board of Directors Meeting October 23<sup>rd</sup>, 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, October 23<sup>rd</sup>, 2018. Present at the meeting were President Kurtus, and Directors Kyle, Krem, Price, Sacconaghi, and Sangrey. Executive Director Anne and Cristine Wienecke were also present. Director Post was absent.

**Call to Order** - The meeting was called to order by Director Kurtus at 7:00PM.

**1. Appeals to the Board - None**

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

- a. **The following homeowners attended the meeting to address the Board and/or observe the meeting:**
  - i. **10 Bolivar**
- b. **Letters to the Board – Several letters regarding**

**3. Reading and approval of minutes**

- **Director Sangrey made a motion to accept the October 8<sup>th</sup>, 2018 minutes as written. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).**

**4. Filling Open Board Position** – At this time, Janice Krem has applied and been interviewed for the open board position. **Director Sangrey made a motion that Janice Krem be offered the vacant Board of Directors position with the Mt. Park Homeowners Association, Director Price seconded the motion. Upon vote by the Directors, the motion passed (Y-5, N-0).** At this time, Janice Krem was asked to join the meeting in progress as an official Board member.

**5. Reports**

- a. **Executive Director** – Updates from Executive Director Anne
  - i. Rebate check from SAIF received for Workers Comp - No incidents in prior 12 months
  - ii. Staff heading to Charbonneau for facility tour and overview – November 8<sup>th</sup>, 2018
  - iii. Reviewed Variance & Balance Sheet reports for September 2018; including KPI dashboards
- b. **Architectural Committee** – Director Price discussed a recent concern presented at the last Arch meeting regarding a homeowners existing fence that doesn't necessarily meet current architectural standards. Discussion about when to make exceptions when they are technically not in violation of CC&R's, but also not in-line with the general desired look and feel of the community (or vice versa)?
- c. **Homecare Committee** – Director Sangrey provided an overview of the recent progress on the Policy Document, and the agreement to the development of a Master Fine Schedule for all CC&R's regardless of which committee they apply to and/or are enforced by.
- d. **Clubhouse Committee** – Director Sacconaghi provided an overview of the member(s) who have refused to sign the liability waiver, and the confirmation from legal that we are not able to force any member to sign it. The Code of Civility that was approved at the last Clubhouse committee was reviewed. **Director Kyle made the motion that the Board approve and adopt the proposed Code of Civility for all matters relating to Mt. Park HOA, Director Sangrey seconded the motion. Upon vote by the Directors, the motion passed (Y-6, N-0).** Additional discussion regarding the age limit of 22 and what impact would be had if the age restriction was removed. The clubhouse committee will discuss possible alternatives to this policy.
- e. **Reserve Committee** – No Update
- f. **Finance Committee** –
  - i. Director Kyle discussed the timing of the meeting report; included in the Board packet is the September Finance committee report, but October meeting has already occurred. Executive Director Anne provided an overview of the proposal(s) for both a Reserve Study and a Building Envelope

Study. Additional quotes being obtained and will be presented at the next Finance Committee meeting.

- ii. Documentation was included for review regarding CPI changes for 2019
- g. **Common Property Committee** – Executive Director Anne gave a brief overview of the September committee meeting. There was discussion about possibly making changes to the Architectural application or approval letter to include language about common property restrictions. There was a brief discussion on the validity of the encroachment data included in KPI charts.
- h. **Common Property Master Plan Task Force** – No update

**6. Resolutions** – None

**7. Old Business**

- a. **9 Juarez Update** – Funds Received, House on the Market. No update from Legal yet.
- b. **44 Touchstone, 7 Masaryk** – Update from Executive Director Anne that letters have been sent from Legal to homeowners.
- c. **9 Preakness** – Homeowner has obtained legal counsel and is working on putting together an offer of compromise. Executive Director Anne discussed putting a deadline to the homeowner to provide such a compromise. It was agreed a deadline of November 15<sup>th</sup>, 2018 would be imposed.
- d. **Radio tower project**- President Kurtus provided an overview of recent activity in opposition of the proposed radio tower in Mt. Park. During a meeting with the City of Lake Oswego representative, Scott Lasenbe, President Kurtus expressed her concern(s) with the radio tower, and he confirmed that with serious residential opposition it most likely would not be approved by the city. There was discussion amongst the Board regarding what stand the Board wants to take. The community meeting is Wednesday at 6:30pm at the Lake Oswego Fire Station on B Street. There will be additional discussion after the community townhall meeting is held.
- e. **Broadband Access** – the City of Lake Oswego is interested in having Mt. Park as part of a Broadband pilot. The cost to residents would be around \$60/month including the installation and monthly usage fees. Additional discussion tabled until more detailed information and timelines are provided by the City.

**8. New Business**

- a. **Committee Rules Enforcement/Fine Policy** – Discussion regarding the multiple set of rules and fines that have been used in the past, and how we want to move forward. Director Sangrey provided an update of what is being done currently to develop a set of Rules, and Enforcement & Fine policies, that will apply to all committees. There was additional discussion regarding how (and if) the ratification process should occur on committee decisions.

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

Monday, November 12<sup>th</sup> at 7pm  
Tuesday, November 27<sup>th</sup> at 7pm

**10. Executive Session** – The board went into Executive Session at 8:34pm

**Adjournment** – At 9:05pm., the meeting was adjourned.

Secretary Treasurer