



Meeting Minutes Board of Directors Meeting October 8th, 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, October 8th, 2018. Present at the meeting were President Kurtus, and Directors Kyle, Post, Price, and Sacconaghi. Executive Director Anne and Cristine Wienecke were also present. Director Sangrey 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. **11 El Greco** - Gail Peterson – Homeowner in Mt. Park for 28.5 years. Repeatedly addressed the board, phone calls, last letter to the board was August 2017 concerning decreasing property values. Very unhappy with the CC&R's lack of enforcement and expressed concerns that the common property is not maintained to a satisfactory level. Discussed potential actions under her consideration against the association, for not meeting the expectations of the residents. Would like additional monies allocated towards landscaping of common property and CC&R enforcements. Executive Director Anne provided an overview of the current activities in place with CC&R's, including timelines for inspection and re-inspections. Discussed adding additional landscape staff for 2019, and bulb planting project.
 - ii. **17 Del Prado** – Homeowner expressed concerns with 1 El Greco and the timeline given to the homeowner for resolution. Had questions about what follow up actions will be taken by the association.
 - iii. **10 Bolivar** – Observe meeting
 - iv. **13 El Greco** – Observe meeting
- b. **Letters to the Board** –
 - i. President Kurtus provided an overview of concerns she had received from homeowner(s), regarding a 300FT radio tower for emergency broadcasts that is being proposed by the water tank located in Mt. Park. Although the city has not formally contacted Mt. Park HOA regarding the placement of the tower, homeowners are asking the Board to take a representative stand in opposition at the October 24th meeting at the Lake Oswego Fire Station. There was discussion regarding what role the Board wants to take on behalf of the homeowners in this matter. Executive Director Anne to assist with posting information on the Mt. Park HOA website and NextDoor to gather interest. President Kurtus to follow up with the Project Manager for the radio tower build.

3. Reading and approval of minutes

- Director Kyle made a motion to accept the September 25th, 2018 minutes as written. Director Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0). Director Post abstained.

4. Reports

- a. **Executive Director** – Updates from Executive Director Anne
 - i. Reminder, this is the last week to turn in anything for the newsletter
 - ii. Fitness & Events Departments planning a co-event – Yoga & Wine in November
 - iii. Fitness Equipment – going to start leasing (3) new units 2018, and (5) more for 2019
 - iv. Budget workshop meeting – First budget workshop/meeting this week with staff, introduced new templates, and watched Budget 101 webinar.
 - v. Staff members attended the VF Law HOA forum last weekend, additional HR training next week for managers.
- b. **Architectural Committee** – No Update

- c. **Homecare Committee** – Committee Meeting Cancelled for September; no Quorum
- d. **Clubhouse Committee** – No Update
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – No Update
- g. **Common Property Committee** – No Update
- h. **Common Property Master Plan Task Force** – Update from Director Post. Still working towards a November 1st deadline for having a draft done. Discussion on the review and approval process as the draft progresses.

5. **Resolutions** – None

6. **Old Business**

- a. **9 Juarez Update** – Funds Received, House on the Market. Director Price talked to Ashley about moving forward with getting redemption from the other party. The board would like to move forward with sending a letter. \$500 left from initial \$1500 cap on expenses for this issue set by the board.
- b. **44 Touchstone, 7 Masaryk** – Letters Sent. Cannot get a demand on the fines; but can do an injunctive relief to get a clean-up on the property. Executive Director Anne clarifying the proper notice that must have been done to have a valid case in court. Discussion on the validity of existing fines based on the lack of homeowner education to the changes. Proposal of a homeowner notification schedule; possibly annually. Agreed to start in March with Annual meeting.
- c. **9 Preakness** – No Response from Homeowner; legal is questioning whether the Board would like to proceed with legal action regarding encroachments. *Tabled till next meeting.*
- d. **Maintenance of Policies and Other Documents** - President Kurtus discussed differing documents currently posted to the Mt. Park HOA website. Director Sacconaghi to work with Mt. Park staff to clean up and coordinate future document posting.
- e. **Filling Open Board Position** - Discussion of existing candidate(s). President Kurtus made a call to the Board members for any other nominations. Board agreed it would schedule interviews for Friday, October 12th, 2018 at 3:00pm.

7. **New Business**

- a. **Waivers and Encroachment Process Overview** - Director Post lead a discussion on what position the Board wants to take on past, as well as future encroachments. There are currently about 100 that need addressing. When homes are being sold, are there red flags that the home has an encroachment? Director Post to discuss historical precedence with Director Sangrey.

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

Tuesday, October 23rd at 7pm
Monday, November 12th at 7pm

Adjournment – At 8:34 pm., the meeting was adjourned.

Secretary Treasurer

