



Meeting Minutes Board of Directors Meeting November 12th, 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, November 12th, 2018. Present at the meeting were President Kurtus, and Directors Krem, Kyle, Post, Sangrey, and Sacconaghi. Executive Director Anne and Cristine Wienecke were also present. Director Price 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. 1 Goya
 - ii. 10 Bolivar
 - iii. 11 El Greco
 - iv. 141 Del Prado
- b. **Letters to the Board –**
 - i. Letter from 8 Monticello Drive regarding encroachment on Sensitive Lands
 - ii. Letter from 6 Independence regarding costs associated with driveway repaving with broken pipes

3. Reading and approval of minutes

- Director Kyle made a motion to accept the October 23rd, 2018 minutes as written. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0). Director Post abstained.

4. Reports

- a. **Executive Director** – Updates from Executive Director Anne
 - i. Safety incident on 11.4.2018 with armed suspect in the Clubhouse; review of incident and steps moving forward
 - ii. Wine & Yoga event was very successful – would like to plan additional events in the future
 - iii. Website updates are complete
 - iv. Bulb planting starting tomorrow and will continue through the next few weeks
 - v. Received several requests to extend the Clubhouse hours
- b. **Architectural Committee** – Review of the Architectural meeting minutes; discussion regarding Real estate signage and clarification on restrictions
- c. **Homecare Committee** – Director Sangrey provided an overview of the recent meeting, including the progress that has been made on the policies, processes, and the new CC&R Managers clean up of old violations. Review of the compliance and enforcement process. Would like standardization and centralization of the issuance of letters for compliance issues.
- d. **Clubhouse Committee** – No Update
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – Director Kyle provided an overview of the last Finance meeting. Discussion regarding the CPI changes for 2019. The recommended approach is two parts; Part I. Select the West Region Class B/C Index to be used as the basis for next years assessment rate. Part II. Include a letter with the annual vote that outlines the new index and proposed language changes to the CC&R's. Director Kyle to take the lead. Director Kyle made the motion that the Board adopt the West Region Class B/C CPI as the basis for the assessments for 2019. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).

- g. **Common Property Committee** – Director Post provided an overview of the last CPC meeting. Roger Leo offered his resignation from the committee; his contributions were greatly appreciated.
- h. **Common Property Master Plan Task Force** – Update from Director Post. Still moving forward with the draft changes, but is not able to provide any firm dates for completion at this time.

5. **Resolutions** – None

6. **Old Business**

- a. **9 Juarez Update** – House is now Sale Pending; legal action in process
- b. **44 Touchstone, 7 Masaryk** – Letters from legal have been sent
- c. **9 Preakness** – Homeowners have been out of town; the homeowner’s lawyer to follow up promptly

7. **New Business**

- a. **Policy and Procedures for Dealing with Encroachments** – Overview from Director Sangrey on the historical timeline of encroachments within Mt. Park, including the financial and legal concerns and obligations.
- b. **Summary of Encroachments & Precedents** – Review of the handout provided by Director Sangrey. There was additional discussion on the existing waiver documents and waiver determination criteria, including how it applies to new homeowners. Clarification that any recommendation from the CPC committee for encroachment waivers be sent to the Board.
- c. **288-294 Cervantes** – Homeowner has multiple unresolved violations and a fine balance of \$3200. Owes an additional \$2165.00 in unpaid assessments. Review of the legal opinion on the Association’s options, including timeframes to respond. Based on future meeting dates, **Director Sangrey made a motion that Executive Director Anne get more information from legal regarding costs and options, and that President Kurtus and Executive Director Anne to make a joint decision on how to proceed. The motion was seconded by Director Kyle, and upon vote by the Directors, the motion passed (Yes-5, No-0).** Director Sacconaghi was absent for the vote. There was additional discussion regarding how long fines should continue to incur once we have turned them over for legal action.
- d. **5 Bloch Terrace** – Homeowner has multiple unresolved violations and a past due balance of \$4460.77; includes fines and unpaid assessments. **Director Sangrey made a motion that the Association proceed with filing an injunction or other appropriate legal action as advised, against the homeowner. Director Kyle seconded the motion, and upon vote by the Directors, the motion was passed (Yes-5, No-0).** Director Sacconaghi was absent for the vote.

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

Tuesday, November 27th at 7pm
Monday, December 10th at 7pm

9. **The Board went into Executive session at 9:04pm.**

Adjournment – At 9:28pm., the meeting was adjourned.


Secretary/Treasurer