



Meeting Minutes Board of Directors Meeting December 10th, 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, December 10th, 2018. Present at the meeting were President Kurtus, and Directors Krem, Kyle, Price, Sangrey, and Sacconaghi. Executive Director Anne and Cristine Wienecke were also present. Director Post was absent.

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

1. Appeals to the Board - None

2. Visitor Comments & Letters to the Board

a. **The following homeowners attended to address the Board and/or observe the meeting:**

i. **10 Bolivar Street**

ii. **8 Monticello Drive**

iii. **1 Goya**

iv. **6 Independence – Flag lot:** Homeowner had a list of follow up questions regarding the issue with his driveway and related encroachment issues. Director Sangrey addressed the historical development of the Mountain Park policies on Encroachments. Homeowner has concerns about who is financially responsible for the maintenance of common property. Issue to be discussed with our legal counsel, and followed up with the Common Property Committee.

b. **Letters to the Board**

i. Reviewed letters regarding the Code of Civility

3. Reading and approval of minutes

- Director Kyle made a motion to accept the November 28th, 2018 minutes as amended. President Kurtus seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).

4. Reports

a. **Executive Director** – Updates from Executive Director Anne.

i. Reserve Study and Building Envelope Inspection starting in the next two weeks. Follow up meetings to discuss the results of each study will be scheduled for late January or early February.

ii. Year end reports for both Finance and KPI data will be provided at the January meeting.

b. **Architectural Committee** – Update from Director Price. Review of the last committee meeting; discussion of current issues at 103 Garibaldi and potential issues with property lines.

c. **Homecare Committee** - Update from Director Sangrey, and review of the last committee meeting. **Director Sangrey made a motion that the name of the Homecare Committee be formally changed to the Home Maintenance Committee. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).**

i. Standards for Home Maintenance – Recommendations for changes from legal just received. Home Maintenance Committee to take some time to review, and provide an updated document for Board review at next Board meeting. Discussion regarding the timeline for implementation of the fine schedule, and whether to proceed prior to official acceptance by the Board.

ii. Compliance Procedures – Tabled until next meeting

iii. 44 Touchstone – Sports Equipment Violation – Discussion in Executive Session

iv. 44 Touchstone – Care of Driveway Violation – Discussion in Executive Session

d. **Clubhouse Committee** – President Kurtus is scheduling a call with legal counsel to discuss current Clubhouse membership criteria. Director Sacconaghi and Director Kyle to participate on the call.

e. **Reserve Committee** – No Update

- f. **Finance Committee –**
 - i. **2019 Budget Proposal –** Based on a thorough review and discussion by the Finance Committee, Director Kyle made a motion that the Board accept the 2019 Budget Proposal, with a Net Income of \$0. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).
 - ii. **2018 Proposed Write-offs –** Based on a thorough review and discussion by the Finance Committee, Director Kyle made a motion that the Board accept and write off the account balances from the “2018 Proposed Write offs” spreadsheet, totaling \$16,490.33. Director Price seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).
- g. **Common Property Committee –**
 - i. **Waiver & License agreement –** Director Sangrey provided an overview of the legal guidance regarding encroachments and updates to the waiver document. Homeowner from 8 Monticello provided an overview of his concerns with verbiage changes to the agreement that would prohibit the transfer of the waiver in the event of the sale of the property.
- h. **Common Property Master Plan Task Force –** No update

5. **Resolutions –** None

6. **Old Business –** Updates provided from Legal on the following properties:

- a. **9 Juarez Update –** Demand letter sent to Redemption Research
- b. **44 Touchstone –** Property is now in non-judicial foreclosure
- c. **7 Masaryk –** Drafting demand letter to bring property into compliance
- d. **9 Preakness –** Attorney Notice of Representation/Settlement
- e. **5 Bloch Terrace –** Letter being drafted to include 30-day language

7. **New Business**

- a. Lake Oswego Fire Department – Nansen Summit Request. After a brief discussion, Director Kyle made a motion to allow the request from the Lake Oswego Fire Department to use Nansen Summit on June 22nd and 23rd, 2019, assuming receipt of a certificate of liability naming Mt.Park HOA as an additionally insured . Director Sacconnaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).

8. **At 8:22pm, the Board went into Executive Session**

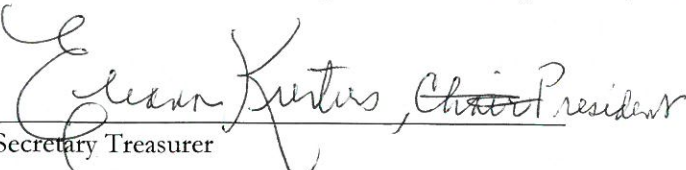
- 9. Upon resuming the regular session, Director Sangrey made a motion that the Board does NOT proceed with an injunctive order on 44 Touchstone, and that they wait until bank foreclosure on the property. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0). Directors Price and Sacconnaghi were absent for the vote.

After a brief discussion, Director Sangrey made a motion that Executive Director Anne discuss concerns with legal counsel regarding differing information and guidance from their office. Director Krem seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0). Directors Price and Sacconnaghi were absent for the vote.

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

Monday, January 14th at 7:00pm

Adjournment – At 9:09pm., the meeting was adjourned.


 Eleanor Kuntus, ~~Chair~~ President
 Secretary Treasurer