



MINUTES ANNUAL MEETING MARCH 21, 2019, 7:00P.M.

Pursuant to notice duly given the Annual Meeting of the Mountain Park Home Owners Association was held at the Mt. Park Clubhouse on March 21st, 2019, at 7:00 p.m. President Kurtus, and Directors Post, Price, Sacconaghi, Sangrey, and Krem were present. Executive Director Jennifer Anne was also present. There were approximately 50 members in attendance.

1. **Establish a Quorum** – President Kurtus called the meeting to order and confirmed that the members in attendance and proxy votes exceeded the 257 votes necessary to establish a 10 percent quorum.
2. **Introductions** – President Kurtus introduced the Board of Directors and the Standing Committee Chairs. Executive Director Anne introduced the MPHOA Leadership Staff.
3. **Resolutions:**
 - a. **Resolution to have excess income applied to the following year's assessment** – On behalf of Secretary/Treasurer Kyle, Director Price presented the resolution regarding excess income applied to the following year's assessment. WHEREAS, Mountain Park Home Owners Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon; And WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service; Now, THEREFORE, the members hereby adopt the following resolution by and on behalf of Mountain Park Home Owners Association: RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. This resolution is adopted and made part of the minutes of the Annual Meeting held on March 21st, 2019.

Donn Bury made a motion that the Resolution be adopted as stated for 2019. Keith Smith seconded the motion and upon vote by the homeowners, the motion was unanimously approved.
4. **Financial Report 2018** – Association auditor, Dave Schwindt with Schwindt & Company, presented the financial report. It was the auditor's opinion that "the financial statements present fairly, in all material respects, the financial position as of December 31, 2018, and the results of operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America."
5. **Nomination of Directors** – Director Krem introduced three candidates who were running for election. The nominees were: Eleanor Kurtus, Chip Kyle and Theron Post. There were no nominations from the floor.
6. **Collection of Ballots** – Voting closed at 7:25 p.m.
7. **State of the Association** – President Kurtus, with the support of designated Board Directors and Executive Director Anne, presented State of the Association, guided by reports from the Board Director facilitators of the Common Property Committee, Architectural Committee, Home Maintenance Committee, Clubhouse Committee, Reserves Committee, and Finance Committee.

8. **Thank You to MPHOA Volunteers** – Executive Director Anne thanked all the MPHOA volunteers as well as long-serving Board and Committees member.
9. **Results of Voting** – Director Krem reported that a total of 416 or 14.7% of members voted in person or by proxy and that Incumbent Directors Eleanor Kurtus, Chip Kyle and Theron Post were elected to fill the three Director positions.
10. **Questions and Answers** – The Board and Staff answered questions from members in the audience. All questions were satisfactorily answered
11. **Adjournment** – The 2019 Annual Meeting of the Mountain Park Home Owners Association was adjourned at 8:33 p.m.



Secretary Treasurer