



## MEETING MINUTES BOARD OF DIRECTORS MEETING FEBRUARY 11<sup>TH</sup>, 2019, 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, February 11<sup>th</sup>, 2019.

### **BOARD MEMBERS PRESENT:**

President	Eleanor Kurtus
Vice President	Sherri Sacconaghi
Treasurer	Chip Kyle
Director	Theron Post
Director	Bob Price
Director	Janice Krem
Director	Dwight Sangrey

### **BOARD MEMBERS ABSENT:**

None

### **MT. PARK HOA STAFF PRESENT:**

Executive Director	Jennifer Anne
Administrative Asst	Cristine Wienecke

### **MT. PARK HOMEOWNERS PRESENT:**

11 El Greco  
13 El Greco  
10 Bolivar Street  
1 Goya

**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**

- Request for after-hours use of Clubhouse for photoshoot by Mt. Park Homeowner for February 24<sup>th</sup>. After discussion by the Board it was agreed that the "standard" event contract be modified to include the use of the entire facility; specifically, the pool and athletic facilities.
- Request for use of Clubhouse pool for pre-competition training by Mt. Park Homeowners son. After discussion by the Board it was agreed that based on previous issues that the Homeowners request would be denied.
- Homeowner from 11 El Greco – Addressed concerns that CC&R's are not being addressed timely and/or thoroughly. Director Krem to coordinate a meeting to provide a more clarifying overview of the violation process.

### **3. READING AND APPROVAL OF MINUTES**

- President Kurtus made a motion to accept the January 29<sup>th</sup>, 2019 minutes as Amended. Director Krem seconded the motion, and upon vote by the Directors, the motion passed (Yes-7, No-0).

### **4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS**

- Executive Director** – Updates from Executive Director Anne
- Architectural Committee** – No Update
- Home Maintenance Committee** – Last Home Maintenance meeting cancelled due to weather.
  - After a brief discussion regarding the revisions to Appendix A to the Standards for Home Maintenance for purposes of clarification, a resolution was made. (See Resolutions below).
  - Brief review of the questions being posed on the SurveyMonkey survey for Home Maintenance issues.

- d. **Clubhouse Committee** – No Update
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – No Update
- g. **Common Property Committee** – Last Committee meeting report

**5. RESOLUTIONS**

- a. Director Sangrey made a Resolution that the Board adopt the “Standards for Home Maintenance”, including the revisions to Appendix A. Director Kyle seconded the Resolution, and upon vote by the Directors, the Resolution passed (Yes-7, No-0).
- b. Director Post made a Resolution that the Board adopt the “Common Property Policies” as presented. Director Kyle seconded the Resolution, and upon vote by the Directors, the Resolution did not pass (Yes-0, No-7).

**6. OLD BUSINESS**

- a. **Common Property Policies** – Discussion on final draft version of the Common Property Polices. Director Kyle addressed concerns with reliance on the Lake Oswego GSI map. Director Sangrey made a motion that the Board accept the Common Property Policies and direct the CPC to correct the potential error in using the City of Lake Oswego GSI map. Vice President Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-7, No-0).
- b. **Common Property Master Plan Task Force** - Update from Director Post regarding revisions made. Director Post made a motion that the Board adopt the CPCMP as revised, including the removal of the Strategic Plan. Director Kyle seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).

**7. NEW BUSINESS**

- a. Method of Obtaining Attorney Opinion – Tabled for a future meeting
- b. Training/Knowledge Transfer for Board/Volunteers/Staff – Tabled for a future meeting
- c. Annual Meeting – March 21<sup>st</sup>. President Kurtus wanted to remind everyone of the date and what is expected from each Board member and/or committee. Director Kyle is unable to attend the meeting this year.
- d. Fireside Chats – President Kurtus discussed the idea of offering more informal opportunities for the MPHOA Staff and Members to get to know the Board members. Will begin to schedule separate member and staff events for late Spring and Summer 2019.
- e. Baldrige Excellence Framework – Brief overview from Director Post on how the process works and what value it can bring to the Mt. Park Homeowners Association and its organizational functions. President Kurtus would like to move forward with beginning the steps of evaluating and implementing this framework at the Board level. The HOA to purchase additional copies of the Baldrige Framework handbooks.


**8. AT 8:58PM, THE BOARD WENT INTO EXECUTIVE SESSION.**

- 9. Upon resuming the regular session, President Kurtus made a motion that the Board, based on a report from our attorney, proceed as discussed with 55 Eaglecrest. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-1).

**10. UPCOMING BOARD MEETINGS** – The following Meeting Schedule was discussed:

Tuesday, February 26<sup>th</sup> at 7:00pm  
 Monday, March 11<sup>th</sup> at 7:00pm

**ADJOURNMENT** – At 9:26pm., the meeting was adjourned.

  
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 Secretary Treasurer