



MEETING MINUTES BOARD OF DIRECTORS MEETING MARCH 11th, 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, March 11th, 2019.

BOARD MEMBERS PRESENT:

President Eleanor Kurtus
Vice President Sherri Sacconaghi
Director Janice Krem
Director Theron Post

BOARD MEMBERS ABSENT:

Director Janice Krem

MT. PARK HOA STAFF PRESENT:

Treasurer Chip Kyle
Director Bob Price
Director Dwight Sangrey

MT. PARK HOMEOWNERS PRESENT:

21 Nova Court
10 Bolivar
141 Del Prado

CALL TO ORDER - The meeting was called to order by President Kurtus at 7:01PM.

1. APPEALS TO THE BOARD - NONE

2. VISITOR COMMENTS & LETTERS TO THE BOARD

- a. Homeowner from 21 Nova Court, here to appeal Board's decision to deny her request to let a private coach accompany her son for one hour a week for coaching purposes in the pool. President Kurtus outlined the current policy which prohibits the use of the Clubhouse by coaches not employed by Mt. Park.
- b. Homeowner from 10 Bolivar wanted to address the lack of detail in the Board meeting agendas being posted on the website. After a brief discussion, it was agreed that a Draft version of the complete agenda, less the Executive session details, be posted on the website 3 days prior to any Board meeting. There will be a note that it is a draft version, subject to change.

3. READING AND APPROVAL OF MINUTES

- Approval of the February 26th, 2019 meeting minutes was postponed until the next meeting due to lack of quorum.

4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – No Update
- b. **Architectural Committee** – Review of Architectural Standards. Director Krem outlined her concerns with the Architectural standards as initially presented. There are some standards that seemingly overlap or contradict each other. After discussion, **President Kurtus made a motion that the Board accept the Architectural Standards as submitted, with the recommendation that the Architectural and Home Maintenance Committee meet to establish a consistent policy on the items identified. Director Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed. (Yes-4, No-0).**
- c. **Home Maintenance Committee** – Director Krem provided an overview from the last Home Maintenance meeting. **Director Post made a motion that the following Notice of Violations that had decisions made in March of 2019, be ratified by the Board as recommended by the Home Maintenance Committee.**

	<u>ADDRESS:</u>	<u>IN VIOLATION OF:</u>	<u>DECISION:</u>	<u>PENALTY/REASON</u>
1.	20 Mountain Circle	C.5 – Yard Debris	Violation	Standard Fine: \$100
2.	34 Wheatherstone	J.3 – Real Estate Signage	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected
3.	8 Yorick	J.3 – Real Estate Signage	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected
4.	11 Hidalgo	B.1 – Disrepair Dwelling	Violation	Standard Fine: \$200
5.	5 Monticello	B.2 – Roof	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected
6.	5 Monticello	B.3 – Driveway	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected
7.	24 Tanglewood	B.3 – Driveway	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected
8.	24 Tanglewood	G.1 – Garbage Cans	Violation	Standard Fine: \$100; Reduced to \$0 *First Offense/Corrected

President Kurtus seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0).

- d. **Clubhouse Committee** – No Update
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – No Update
- g. **Common Property Committee** – Last Committee meeting report provided by Director Post. Working with staff on getting budgets together for upcoming projects. There was a brief discussion regarding Encroachments and the escrow process and the timing of requiring it to be removed. A possible option is to revoke any waiver immediately upon notice of sale, requiring the existing owner to remove it before the property sells. Director Post to form a work group to review the waiver and bring forward any proposed policy changes to a future board meeting.

5. **RESOLUTIONS** - None

6. **OLD BUSINESS**

- a. **Annual Meeting – March 21st, 2019** – Reviewed a draft version of the PowerPoint for Annual Meeting.
- b. **Baldrige Excellence Framework** – March 23rd & April 13th; 9am to 1pm – Workshop. Also, a reminder to please complete the SurveyMonkey questionnaire if you haven't already.

7. **NEW BUSINESS**

- a. **Standards and Rules Mailing** – The Board reviewed the letter that has been drafted by President Kurtus to accompany the mass mailing of all Committee Standards & Rules in late March to Mt. Park homeowners.

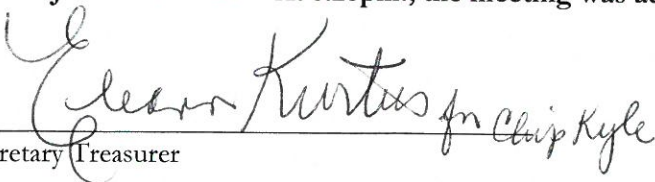
8. **AT 8:25PM, THE BOARD WENT INTO EXECUTIVE SESSION.**

Upon resuming the regular session, it was agreed by the Board, that Director Post and Director Sangrey would proceed with arranging a Protected Settlement Communication with the homeowner at 9 Preakness.

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

- Thursday, March 21st at 7:00pm (Annual Meeting)
- Monday, April 8th at 7:00pm

ADJOURNMENT – At 8:28pm., the meeting was adjourned.


Secretary/Treasurer