



MEETING MINUTES BOARD OF DIRECTORS MEETING APRIL 23, 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 Tuesday, April 23rd, 2019.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Vice President Sherri Sacconaghi

MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

10 Bolivar
141 Del Prado
1 Goya

CALL TO ORDER - The meeting was called to order by President Kurtus at 6:58PM.

1. **EXECUTIVE SESSION** – At 6:58pm the Board went into Executive session for an Attorney review of homeowner account 110761.
 - a. The Board resumed regular session at 7:36pm. Upon resuming the regular session, Director Kyle made a motion that based on the review provided by legal counsel, that the Board does not further pursue a case against homeowner account 110761. President Kurtus seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).
2. **APPEALS TO THE BOARD**
 - a. **103 Garibaldi**– Homeowner made appeal to the Board regarding denial of the Architectural application to install artificial turf on their property. Director Price made a motion to support the Architectural committee decision to deny the application. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).
3. **VISITOR COMMENTS & LETTERS TO THE BOARD**
 - a. **6 Independence** – Homeowner is making request to amend CC&Rs regarding responsibility and maintenance of easements and/or encroachments on Mt. Park common property. Director Sangrey made a motion that Executive Director Anne send the homeowner of 6 Independence a letter referencing section 6, item 1, E. of the CC&Rs in regard to his request to amend the CC&Rs. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0). Director Krem abstained.
 - b. Brief discussion of future mailings to homeowners and the regulations regarding the delivery options.
 - c. Homeowner from 1 Goya wanted to express concerns with a paint color that had not been approved by the Architectural committee, but still used by home owner. Offered suggestions for paint color reviews and the requirements for approvals by the committee.
4. **READING AND APPROVAL OF MINUTES**
 - The review of the March 11th, 2019 meeting minutes was postponed due to lack of quorum.

- Director Kyle made a motion to approve the April 8th, 2019 meeting minutes as drafted. Director Sangrey seconded the motion, and upon vote by the Directors the motion was passed (Yes-4, No-0). Director Price and Director Post abstained.

5. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- Executive Director** – Executive Director Anne provided the following updates:
 - Vote HOA Now set up in progress; ballot is with attorney. Executive Director Anne to send out final draft of cover letter and Notice to the Board via email prior to mailing out.
 - Wi-Fi bar computers and various furniture in the lobby and Lupine room have been updated and replaced.
 - CC&R Manager has given resignation for May 10th; an ad has been posted and interviews will begin next week
- Architectural Committee** – Director Price provided an overview of the current committee status, and the need for additional members.
- Home Maintenance Committee** – No Update
- Clubhouse Committee** – No Update
- Reserve Committee** – No Update
- Finance Committee** – Director Kyle provided a brief update of the last Finance meeting.
- Common Property Committee** – Brief update provided by Director Post and a discussion of the committee’s current progress on how encroachments should be handled.

6. RESOLUTIONS - None

7. OLD BUSINESS

- Action Item list from April 8th Meeting** - Review of the action item list and any status updates.
- Baldrige Excellence** – The Board split into teams to develop Outcome measurements for each objective. The outcome measurements developed by each team were reviewed and will be circulated for additional feedback via email by Director Post.
- Joint meeting with staff to be scheduled for June**

8. NEW BUSINESS

- Insurance Policy Renewal** – Director Sangrey made a motion to accept the recommendation of the Finance committee, that the Association ask Brown & Brown to engage with Cincinnati to put together a policy for MPHOA with the \$10 million Umbrella coverage. President Kurtus seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).

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

Monday, May 11th at 7:00pm

Tuesday, May 28th at 7:00pm

ADJOURNMENT – At 9:15pm., the meeting was adjourned.


Secretary Treasurer