



# MEETING MINUTES BOARD OF DIRECTORS MEETING MAY 13, 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, May 13<sup>th</sup>, 2019.

### BOARD MEMBERS PRESENT:

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

### BOARD MEMBERS ABSENT:

None

### MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne  
Administrative Assistant Cristine Wienecke

### MT. PARK HOMEOWNERS PRESENT:

10 Bolivar  
26 Del Prado  
12 Icarus Loop

**CALL TO ORDER** - The meeting was called to order by President Kurtus at 7:00PM.

### 1. APPEALS TO THE BOARD

### 2. VISITOR COMMENTS & LETTERS TO THE BOARD

- a. Letter from homeowner regarding Short term rentals and how Mt. Park will be addressing it. Director Price will research the issue and present his findings at the next meeting.
- b. Homeowner from 12 Icarus Loop asking for clarification on the relationship between MPHOA, the Mt. Park Neighborhood Association and the City of Lake Oswego. Homeowner to follow up with the City of Lake Oswego.

### 3. READING AND APPROVAL OF MINUTES

- Director Sacconaghi made a motion to approve the March 11<sup>th</sup>, 2019 meeting minutes as amended. Director Post seconded the motion, and upon vote by the Directors the motion was passed (Yes-4, No-0). Director Price, Kyle and Sangrey abstained.
- Director Sangrey made a motion to approve the April 23<sup>rd</sup>, 2019 meeting minutes as amended. Director Kyle seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0). Director Sacconaghi abstained.

### 4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – Executive Director Anne provided the following updates:
  - Vote HOA Now is live and an update on the results to date were given. Director Sangrey would like the CPI sub-committee to regroup and discuss any necessary changes.
  - Reminder for the Board meet & greet – June 11<sup>th</sup>
  - Staff had another working session on the Strategic Plan & Baldrige Excellence
- b. **Architectural Committee** – Director Price provided an overview of the current committee status, and the need for additional members.
- c. **Home Maintenance Committee** – Director Sangrey provided a report from the last committee meeting. Director Sangrey made a motion that the Notice of Violations that had decisions made in May of 2019, be

ratified by the Board as recommended by the Home Maintenance Committee. Director Krem seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).

- d. **Clubhouse Committee** – No Update
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – No Update
- g. **Common Property Committee** – Brief update provided by Director Post.

5. **RESOLUTIONS** - None

6. **OLD BUSINESS**

- a. **Action Item list from April 23<sup>rd</sup> Meeting** - Review of the action item list and any status updates.
  - President Kurtus asked that the Directors come prepared at the next Board meeting to discuss BOD hearings and appeals and whether they should be in open or closed sessions
  - Executive Director Anne to research any additional legal advice that MPHOA has received regarding encroachments and waivers and bring to next meeting.
- b. **CC&R Amendment Ballot** – Director Sangrey made a motion that the Board ratify both the ballot and cover letter sent to homeowners regarding the CPI Amendment. Director Kyle seconded the motion, and upon vote by the Director's, the motion passed (Yes-7, No-0).

7. **NEW BUSINESS**

- a. **Improving Compliance** – Director Sangrey provided an overview of the current concerns from homeowners regarding compliance and enforcement processes. Director Krem addressed the areas that she feels would benefit the compliance process most effectively. There was discussion that many of these suggestions have already been put in place, and/or already starting implementation by Executive Director Anne.
- b. **HMC Survey Results – Review of the survey results.** Would like to use survey results as a baseline to compare future survey results to.
- c. **Procedures for Requesting Legal Advice** – President Kurtus provided an overview of the proposed procedures. Director Sangrey would like to modify item 5 to include such privileges to the Executive Director. After a brief discussion, Director Sangrey made a motion that the Legal Advice Procedures (B-009) be adopted as amended, Director Sacconaghi seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
- d. **Updates to the Governance Manual** – President Kurtus provided an overview of the updates made to the Governance manual, including how it will be formatted on the website for members to search with greater ease. After a lengthy discussion, voting on the updated document was postponed until the next meeting to allow Board members additional time for review.
- e. **Change in Board meeting schedule for summer** – For June, July, August of 2019, the Board will only meet the 4<sup>th</sup> Tuesday for each of those months. There was additional discussion regarding rescheduling the second Baldrige session. Tentatively decided on May 21<sup>st</sup>.
- f. **Review Board committee assignments** – Postponed until next meeting

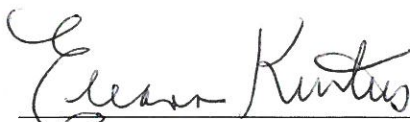
8. **AT 9:20PM THE BOARD WENT INTO EXECUTIVE SESSION**

- a. Upon resuming the regular session, Director Sangrey made a motion that Executive Director Anne attempt to communicate in writing with the homeowner and give them a 15-day deadline for response. If no response is received by that time, MPHOA will move forward with removing the hazardous encroachment at the modest expense to the association. Director Sacconaghi seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).

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

Tuesday, May 28<sup>th</sup> at 7:00pm

**ADJOURNMENT** – At 9:38pm., the meeting was adjourned.

  
Secretary Treasurer