



MEETING MINUTES BOARD OF DIRECTORS MEETING MAY 28, 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, May 28, 2019.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Treasurer Chip Kyle
Director Dwight Sangrey

MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

10 Bolivar
141 Del Prado

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

- a. **22 Greenridge Court** – Letter to the Board about concerns regarding smoking and loud noise from Tri-Met bus riders at a stop that is located near their home. President Kurtus to send a letter to the City of Lake Oswego police asking for increased police monitoring of the area.

3. READING AND APPROVAL OF MINUTES

- Vice President Sacconaghi made a motion to approve the May 13th, 2019 meeting minutes as amended. Director Price seconded the motion, and upon vote by the Directors the motion was passed (Yes-5, No-0).

4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – Executive Director Anne provided the following updates:
 - CPI Ballot Initiative Progress: Approx. 1/3 of necessary yes votes obtained to date
 - Newsletter being mailed to homeowners 5/29
 - Flooring refinished at the PlaySchool over this past weekend
 - Provided historical documentation on encroachments, easements, and waivers
- b. **Architectural Committee** – Director Price provided an overview of the last committee meeting. Director Price made a motion that Sarah Cantor be approved as the new Chair of the Architectural committee given Kris Damiano's resignation from the committee. Director Krem seconded the motion, and upon vote by the Directors the motion passed (Yes-5, No-0).
- c. **Home Maintenance Committee** – Director Krem provided an overview of the last meeting. Draft meeting minutes were provided
- 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 and a discussion of the last committee meeting

5. RESOLUTIONS - None

6. OLD BUSINESS

- a. **Action Item list from May 13th Meeting** - Review of the action item list and any status updates. Reminder of the June 11th Meet & Greeting
- b. **Updates to Governance Manual** – Review of the updates that have been made to the Governance Manual since the last meeting. This included a review of the proposed layout of the web pages. **President Kurtus made a motion that the Board approve the Governance Manual, including the Webpage layout as presented. Vice President Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-1). Director Krem placed the “No” vote.**
- c. **Short Term Rental Concerns** – Director Price provided an overview of his findings on short term rentals and any related restrictions in Mt. Parks CC&Rs and the City of Lake Oswego. After discussion by the Board, it was agreed to table any decision for a few months as the City of Lake Oswego makes their final decision on the issue.
- d. **Board Strengths** – A handout was provided based on the feedback from the last Baldrige meeting.

7. NEW BUSINESS

- a. **Procedures for Hearings/Appeals** – There was discussion regarding “Executive Session” and the appropriate time and circumstances for it based on Roberts Rule’s. President Kurtus would like to schedule an in person meeting with our Attorney to discuss the issue and obtain legal guidance. President Kurtus and Director Krem will be present at the meeting.
- b. **Strategic Plan Review with Staff** – A tentative date was set for June 21st at 9:00am
- c. **Review Board Committee Assignments** – There was discussion about current roles and if/when the Board members should rotate committees. Director Price expressed interest in joining the Finance Committee if the opportunity becomes available. Further discussion on this item will be tabled until the next meeting.

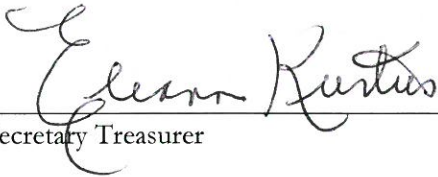
8. EXECUTIVE SESSION – At 8:02pm the Board went into Executive session

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

Tuesday, June 25th at 7:00pm

Tuesday, July 23rd at 7:00pm

ADJOURNMENT – At 8:22pm., the meeting was adjourned.



Secretary Treasurer