



**MEETING MINUTES
BOARD OF DIRECTORS MEETING
AUGUST 27th, 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, August 27, 2019.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

- Treasurer Chip Kyle

MT. PARK HOA STAFF PRESENT:

- Executive Director Jennifer Anne
- Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

- 10 Bolivar
- 11 El Greco
- 1 Goya
- 141 Del Prado
- 8 Monticello
- 19 Beckett

CALL TO ORDER - The meeting was called to order by President Kurtus at 7:03PM.

1. **APPEALS TO THE BOARD** – Homeowner from 19 Becket appealing the Architectural Committee’s denial of her application for artificial turf/grass. After discussion,
 - a. Director Sangrey made a motion that the denial of the Architectural application for the artificial turf be upheld. Vice President Sacconaghi seconded the motion and upon vote by the Directors the motion passed (Yes-6, No-0).
 - b. Director Sangrey additionally made a motion that at the next Architectural meeting the committee review and develop a policy regarding artificial turf, including any specific criteria that would be used for approval of such requests. Upon vote by the Directors the motion passed (Yes-6, No-0).
2. **VISITOR COMMENTS & LETTERS TO THE BOARD**
 - a. **8 Monticello** – Questions regarding any policy changes to the Policies and Practices of the Common Property Committee as adopted in March of 2019. Provided a formal request to the Executive Director for a request to the meeting minutes for the CPC meetings. Homeowner had additional questions regarding sensitive lands issues and the reporting of such issues to the City of Lake Oswego.
 - b. **1 Goya** – Concerns regarding attentiveness of Compliance department to ongoing compliance issues.
 - c. **Lisa Stewart** – Letter to the Board regarding concerns with Encroachments
 - d. **Patty McMann** – Letter to the Board regarding the role of the Mt. Park neighborhood association. There was additional concern regarding short term rentals.
 - e. **141 Del Prado** – Offered additional concerns regarding artificial turf and what it looks like when removed.
3. **READING AND APPROVAL OF MINUTES**
 - Director Price made a motion to approve the July 23rd, 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 Post and Vice President Sacconaghi abstained.

4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – Executive Director Anne provided the following updates:
 - July Financials
 - CPI Ballot Initiative Progress: Over 1/2 of necessary yes votes obtained to date. Less than 700 votes needed to achieve quorum.
 - Common Property Town hall – August 28th – 6:30pm
 - Preakness Park Renovation Party was held August 23rd
 - Leadership Retreat was August 8th & 9th
 - Ice Cream Social was August 17th – approximately 100 attendees
 - Staff meet & greet – September 4th at 10am
 - Pool closed for annual maintenance
 - PlaySchool had first day of school yesterday
 - Provided sample of New Homeowner Packet
- b. **Architectural Committee** – Director Price provided an overview of the last committee meeting.
- c. **Home Maintenance Committee** – Director Sangrey provided an overview of the last meeting. Draft meeting minutes were provided. In addition, Director Sangrey reported that the committee voted unanimously to recommend to the Board that additional staff be hired for the Compliance department. There was additional discussion regarding this issue by the Board and Executive Director Anne.
 - Director Sangrey made a motion that the Notice of Violations that had decisions made in August be ratified by the Board, with the exception of 1 El Greco and 19 Monticello. Director Krem seconded the motion, and upon vote by the Directors the motion passed. (Yes-6, No-0).
- d. **Clubhouse Committee** – Vice President Sacconaghi provided an update of the last clubhouse committee. Eleanor Kurtus resigned from the committee. In addition, it was reported that less and less clubhouse incident reports are coming to the committee.
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – No Update
- g. **Common Property Committee** – Director Post provided a brief update from the last committee meeting, including Encroachments. The executive summary of the encroachment policy and waiver documents are provided in the materials and should be reviewed prior to the board work session in September.

5. RESOLUTIONS - None

6. OLD BUSINESS

- a. **Action Item list from last Board Meeting** – President Kurtus provided an update on the action item list from the July 23rd, 2019 Board meeting.
- b. **Strategic Plan** – Reminder of the Board assignments with Staff. Please reach out to schedule time with staff if you haven't already.
- c. **Executive Session** – Attorney Opinion

7. NEW BUSINESS

- a. **Training Program for Committee Chairs** – Director Sangrey provided an overview of this meeting with the 4 Committee chairs. It was discussed that there should be regular meetings for the committee chairs to meet, possibly quarterly or semi-annually. There was a request from the committee chairs to clarify any legal exposure they have as chairs.

8. EXECUTIVE SESSION – At 8:33pm the Board went into Executive session.

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

Monday, September 9th at 7:00pm – Board work session
Tuesday, September 24th at 7:00pm

ADJOURNMENT – At 9:10pm., the meeting was adjourned.



Secretary Treasurer