



**MEETING MINUTES  
BOARD OF DIRECTORS WORK SESSION  
SEPTEMBER 9, 2019, 7:00PM**

Pursuant to notice duly given, a work session of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Monday, September 9, 2019.

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

**MT. PARK HOA STAFF PRESENT:**

- Executive Director Jennifer Anne
- Administrative Assistant Cristine Wienecke
- Landscape Stewardship Director Zsolt Lehoczky

**MT. PARK HOMEOWNERS PRESENT:**

- 10 Bolivar
- 5 Cellini
- 42 Churchill
- 8 El Greco
- 26 Del Prado
- 3 Cellini
- 11 El Greco
- 1 Goya
- 34 Churchill Downs

**CALL TO ORDER** - The meeting was called to order by President Kurtus at 7:04PM.

**1. READING AND APPROVAL OF MINUTES – NONE THIS MEETING**

**2. DISCUSSION ON ENCROACHMENT POLICY** – Director Post provided an overview of the history of encroachments in Mt. Park. The waiver policy began approximately 5 years ago. The question was posed of how long do we want to continue the waiver process? Is there an opportunity or possibility to create two different kind of waivers depending on the type of encroachment. An example is an encroachment that limits the common use of the property, such as a fence. Do we want to discontinue the waiver program all together, or handle different types with different timeframes for removal? The Common Property Committee is seeking guidance on how to handle existing and new encroachments in a fair and reasonable way. Director Sangrey proposes that the Board adopt the policy that if someone has a waiver that says it can be rescinded at any time, if they move or repair the fence, the waiver becomes void and the fence must be moved within 60 days to avoid fines. There are additional scenarios including encroachments not yet discovered, as well as encroachments that are coming up for renewal. Based on the discussion at this meeting, the CPC will discuss at their next meeting and finalize their recommendations for the encroachment policy process and present it at a future Board meeting.

**3. STRATEGIC PLAN** – Each Director was asked to provide an update on their Strategic Objectives and their meeting with staff. Director Krem has asked Director Sangrey be reassigned to Objective A-2 as the HMC liaison.

**No update at this time:**

- Objective A-1
- Objective A-2
- Objective B-2
- Objective B-3

**Initial strategies & timelines provided:**

- Objective A-3 – Working with master plan and budgets for common property
- Objective A-4 – Implementing a variety of educational resources
- Objective A-5 – Working on gathering clubhouse statistical data
- Objective A-6 – Discussion of watershed council and neighborhood association

Objective C-2  
Objective C-3  
Objective D-3

Objective B-1 – Focusing on social media and communication with members  
Objective C-1 – Will meet to consistently review processes; meet with Theron  
Objective C-4 – Would like to reword the objective slightly to reflect an increase in member engagement  
Objective D-1 – PlaySchool is working on SPARK program recognition for 2021. Requiring aquatic instructors to have WSI certification by 2020.  
Objective D-2 – Will further investigate different avenues both internally and externally for PR needs

4. **SHORT TERM RENTALS** – Director Price provided an update on his research into this issue and there was discussion on what authority the HOA has to implement and enforce such restrictions. Director Price to complete a legal advice form and present at the next Board meeting.
5. **NEIGHBORHOOD ASSOCIATION UPDATES** – Director Sangrey provided an update of the most recent meeting. The next meeting is scheduled for October 29<sup>th</sup>, 2019 to discuss current projects, leadership, and a mission.
6. **COMMITTEE HANDBOOK** – Vice President Sacconaghi has agreed to draft a committee handbook with the assistance and support of the Board.
7. **CPI BALLOT INITIATIVE** – Director Kyle provided an update on the current ballot initiative. It was agreed that each Board member would reach out to those in their area who have not yet voted. Executive Director Anne to provide an updated list of those homeowners who have not yet voted.
8. **UPCOMING BOARD MEETINGS** – The following Meeting Schedule was discussed:  
Tuesday, September 24<sup>th</sup> at 7:00pm  
Monday, October 7<sup>th</sup> at 7:00pm – Board work session

**ADJOURNMENT – At 9:01pm., the meeting was adjourned.**

Secretary Treasurer