



MEETING MINUTES BOARD OF DIRECTORS MEETING OCTOBER 22nd, 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, October 22, 2019.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Treasurer Chip Kyle
Director Bob Price

MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

10 Bolivar
1 Goya
141 Del Prado

CALL TO ORDER - The meeting was called to order by President Kurtus at 7:01PM.

1. APPEALS TO THE BOARD – None

2. VISITOR COMMENTS & LETTERS TO THE BOARD

- a. **45 Eaglecrest** – Request to make modifications to the shower in one of the Family changing rooms. Staff will obtain bids for the work and present findings to the Board.
- b. **55 Aquinas** – Letter to the Board regarding concerns with CenturyLink cable running across Aquinas. Executive Director to reach out to homeowner to clarify the intent of the request.
- c. **Anonymous** – Letter to Board regarding Fiduciary responsibility.
- d. **12 Icarus Loop** – Letter to the Board regarding concerns with the Mt. Park Homeowners Association. The Board concurred to not take action regarding the Neighborhood Association. The HOA through representation has a voice in the NA, but does not have control over the NA. They are two separate organizations with different purposes. President Kurtus will respond to the homeowner.

3. READING AND APPROVAL OF MINUTES

- a. Vice President Sacconaghi made a motion to approve the September 24th, 2019 meeting minutes as drafted. President Kurtus seconded the motion, and upon vote by the Directors the motion was passed (Yes-3, No-0). Director Sangrey abstained. Director Post was absent for the vote.

4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – Executive Director Anne provided the following updates:
 - CPI Ballot Initiative Progress: 650 votes still needed to achieve quorum.
 - Compliance Department evaluation to be provided later in the meeting
 - Hired new IT company – FNI. Will be beginning a transition in January.
 - Clean up of our internal shared drive to be completed by end of November
 - Newsletter being mailed out to homeowners on November 1st.
- b. **Architectural Committee** – Minutes from the last meeting were included in the meeting materials. No update was given since Director Price was not present.

- c. **Home Maintenance Committee** –Director Sangrey provided an overview of the last meeting. Draft meeting minutes were provided.
 - Director Sangrey made a motion that the Notice of Violations that had decisions made in October be ratified by the Board. Vice President Sacconaghi seconded the motion, and upon vote by the Directors the motion passed. (Yes-4, No-0). Director Post was absent for the vote.
- d. **Clubhouse Committee** – No update
- e. **Finance Committee** – President Kurtus provided an overview of the last Finance meeting. This included the CPI selection for 2020. The recommendation from the Finance committee is to use the CPI for West B/C. Director Sangrey made a motion to accept the recommendation of the Finance committee. Vice President Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0). Director Krem abstained. Director Krem has requested a copy of the legal advice regarding the Board’s limitations on this issue.
- f. **Reserve Committee** – The Finance committee is making the recommendation to approve 2020 reserve allocations later in the meeting.
- g. **Common Property Committee** – Executive Director Anne provided (2) Notice of Violations issued by the CPC. They will come back to the Board for ratification at the next meeting once the Appeal period ends.

5. RESOLUTIONS - None

6. OLD BUSINESS

- a. **Action Item list from last Board Meeting** – President Kurtus asked the Board members to review the action item list from the September 24th, 2019 Board meeting. It was agreed that a meeting with the committee chairs and Board members be scheduled.

7. NEW BUSINESS

- a. **Compliance Department Evaluation** – Executive Director Anne provided an overview of her evaluation of the Compliance department. This included an outline of her findings as well as proposed changes and hiring of an additional part time compliance staff member.
- b. **Yard Debris Service Modifications 2020** – Discussion regarding the elimination of the bagged yard debris pick up program that is currently facilitated by the Landscape crew. Based on the recommendation of the CPC and the Finance committee, Director Sangrey made a motion that the Board approve the concept of the recommended changes regarding the Yard Debris service modifications for 2020. Director Post seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).
- c. **KidZone Express Drop In – Elimination or Re-location** – Discussion of options with either the elimination or relocation of the KidZone express drop in program. It is consistently underutilized as well as a negative cost center for the association. If the program is eliminated, the Executive Director will review this decision 6 months into 2020 to evaluate any changes that are needed. There was additional discussion regarding the importance of communicating these changes to the homeowners. Director Sangrey made a motion that KidZone Express be eliminated based on the recommendation of Executive Director Anne, with the understanding that the elimination of the program will be re-evaluated in 6 months to make sure no changes are needed. Director Post seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).
- d. **Office Expansion – Plans/Costs** – Executive Director Anne provided an overview of her proposal, including any related reserve allocations. After discussion Director Sangrey made a motion that the \$18,500 from future reserves be reallocated to 2020. Vice President Sacconaghi seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).

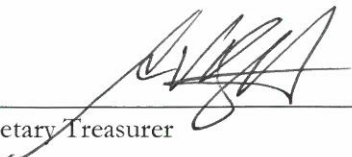
8. EXECUTIVE SESSION – At 8:40pm the Board went into Executive session.

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

Monday, November 11th at 7:00pm – Board work session

Tuesday, November 26th at 7:00pm

ADJOURNMENT – At 8:59pm, the meeting was adjourned.



 Secretary/Treasurer