



**MEETING MINUTES  
BOARD OF DIRECTORS MEETING  
JULY 23, 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, July 23, 2019.

**BOARD MEMBERS PRESENT:**

- President Eleanor Kurtus
- Treasurer Chip Kyle
- Director Janice Krem
- Director Bob Price
- Director Dwight Sangrey

**BOARD MEMBERS ABSENT:**

- Vice President Sherri Sacconaghi
- Director Theron Post

**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 7:00PM.

**1. APPEALS TO THE BOARD - NONE**

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

- a. **Ann Calvert** - Letter of gratitude for Lifeguards
- b. **1 Goya** – Homeowner had questions concerning current Landscape staffing numbers and whether it’s adequate to address all of the needs of the Mt. Park common property. Concerns with multiple tree stumps being left around Common Property.

**3. READING AND APPROVAL OF MINUTES**

- Director Sangrey made a motion to approve the June 25<sup>h</sup>, 2019 meeting minutes as drafted. President Kurtus seconded the motion, and upon vote by the Directors the motion was passed (Yes-4, No-0). Director Kyle abstained.

**4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS**

- a. **Executive Director** – Executive Director Anne provided the following updates:
  - CPI Ballot Initiative Progress: Over 1/2 of necessary yes votes obtained to date
  - Staffing changes in Aquatics
  - Common Property Townhall – August 28<sup>th</sup> – 6:30pm
  - Preakness Park Renovation Party – August 23<sup>rd</sup>
  - Leadership Retreat August 8<sup>th</sup> & 9<sup>th</sup>
  - Ice Cream Social – August 17<sup>th</sup>
- b. **Architectural Committee** – Director Price provided an overview of the last committee meeting. He provided an update on the committees continued discussion on artificial turf and related considerations.
- c. **Home Maintenance Committee** –Director Sangrey provided an overview of the last meeting. Draft meeting minutes were provided.
  - Director Sangrey made a motion that DeeAnn Troutman be appointed as the new Chair of the Home Maintenance Committee. Director Price seconded the motion and upon vote by the Directors the motion passed (Yes-5, No-0).

- Director Sangrey made a motion that the Notice of Violations that had decisions made in July be ratified by the Board. Director Kyle seconded the motion, and upon vote by the Directors the motion passed. (Yes-5, No-0).

- d. **Clubhouse Committee** – No meeting this month
- e. **Reserve Committee** – No Update
- f. **Finance Committee** – Director Kyle provided an overview of the last Finance meeting, including the discussion with our CPA regarding capitalizing the costs of the pool and related renovations done in 2010.
- g. **Common Property Committee** – Executive Director Anne provided an overview of the Encroachment policy changes being presented by the committee. It was agreed it would be discussed in detail at a Board work session in the early Fall.

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 June 25<sup>th</sup>, 2019 Board meeting. One change is Item 19 should reflect a date of September 9, 2019. Director Sangrey to lead a Committee Chairs meeting.
- b. **Strategic Plan** – Reminder of the Board assignments with Staff. Please reach out to schedule time with staff if you haven't already.

7. **NEW BUSINESS**

8. **EXECUTIVE SESSION** – At 7:45pm the Board went into Executive session. Upon resuming the regular session,
- a. Director Sangrey made a motion that the Board direct Executive Director Anne to advise Michael Montag to proceed as recommended on 9 Preakness, Director Kyle seconded the motion and upon vote by the Directors the motion passed. (Yes-5, No-0).
  - b. Director Sangrey made a motion that the Board direct Executive Director Anne to advise Michael Montag to proceed with Injunctive relief on 1 El Greco, Director Kyle seconded the motion and upon vote by the Directors the motion passed. (Yes-5, No-0). In addition, Executive Director Anne to move forward with corrective action for the lawn.

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

Tuesday, August 27<sup>th</sup> at 7:00pm

**ADJOURNMENT** – At 8:30pm., the meeting was adjourned.

---

Secretary Treasurer