



**MEETING MINUTES
BOARD OF DIRECTORS WORK SESSION
NOVEMBER 11, 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, November 11th, 2019.

BOARD MEMBERS PRESENT:

- President Eleanor Kurtus
- Vice President Sherri Sacconaghi
- Treasurer Chip Kyle
- Director Janice Krem
- Director Bob Price

BOARD MEMBERS ABSENT:

- Director Theron Post
- Director Dwight Sangrey

MT. PARK HOA STAFF PRESENT:

- Executive Director Jennifer Anne
- Administrative Assistant Cristine Wienecke
- Accountant Lee Richmond
- Compliance Manager Brady Parkvold
- PlaySchool Director Cami Knudsen
- Landscape Director Zsolt Lehosky

MT. PARK HOMEOWNERS PRESENT:

- 10 Bolivar
- 141 Del Prado

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

1. READING AND APPROVAL OF MINUTES –Director Kyle made a motion to approve the Board working session minutes from October 7th, 2019. President Kurtus seconded the motion, and upon vote by the Directors, the motion passed (Yes-4, No-0). Director Price abstained.

2. DEPARTMENT UPDATES –

- Lee Richmond provided an overview and update of the Accounting department. Reviewed progress and trends from 2015 to current. Discussed the following trends, ACH accounts, average annual home sales, Accounts Receivable, and patron membership accounts. Expressed desire to formalize payment plan policies, including maximum time frames allowed for repayment. Executive Director and Accountant to draft a policy for review by the Finance Committee.
- Brady Parkvold provided an overview and update of the Compliance department. This includes implementing a Compliance Coordinator position, which has resulted in additional homeowner notices and increase in Architectural applications.
- Cami Knudsen provided an overview and update of the PlaySchool department. A handout was provided of a day in the life at the PlaySchool. The PlaySchool is currently at capacity with a wait list capped off at 10 kids for each classroom. Mt. Park residents do have priority and receive residential discounts. This past year the decision was made to cut lunches being provided by the school. This change has been very successful for the PlaySchool. Expressed concerns with quality of outdoor play area for the PlaySchool. How do we make this area safer, more developmentally appropriate for the kids?
- Zsolt Lehosky provided an overview and update of the Landscape Department. At this time they have 7 full time staff members, all of whom have degrees in this field. They have had many successes this past year, and presented some challenges with how to manage the maturing landscape

3. STRATEGIC PLAN – No updates

4. OLD BUSINESS –

- **Review action item list** – The list was reviewed for any updates from the Board
- **Update on CPI Ballot Initiative** – Currently at 643 votes to go. Only received 7 votes in the past month. There was discussion about potential next steps including a letter to homeowners who haven't vote.
- **Review draft letter to Homeowners regarding Yard Debris changes** – Upon review by the Board, it was agreed the letter would be sent to homeowners who have used the service in the past year. The notice to all members will be mailed out in January of 2020.

5. NEW BUSINESS –

- **How to handle homeowner disregard for Board decision** – There was discussion about whether there should harsher penalties when a homeowner violates a Board decision at the Appeal level. It was agreed, the standard penalties would apply and the continuing violation process would be upheld until the violation is cured.

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

Tuesday, November 26th, at 7:00pm

Monday, December 9th at 7:00pm

ADJOURNMENT – At 8:47pm., the meeting was adjourned.

Secretary Treasurer

