



MEETING MINUTES  
BOARD OF DIRECTORS MEETING  
NOVEMBER 26<sup>TH</sup>, 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, November 26<sup>th</sup>, 2019.

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

None

**MT. PARK HOA STAFF PRESENT:**

- Executive Director Jennifer Anne
- Administrative Assistant Cristine Wienecke

**MT. PARK HOMEOWNERS PRESENT:**

- 29 Churchill
- 10 Bolivar
- 1 Goya
- 141 Del Prado
- 86 Tanglewood Drive
- 103 Oswego Summit

**CALL TO ORDER** - The meeting was called to order by President Kurtus at 7:00PM.

1. **APPEALS TO THE BOARD** – Homeowner present to appeal the Common Property Committee’s decision regarding a Notice of Violation issued to 29 Churchill Downs. Presented reference materials for City of Lake Oswego code, and disputes the distinction of “tree” being used for this plant. In addition, the Architectural committee approved the proposed planting and they never deviated from the approved plan. There was discussion by the Board, and **Director Sangrey made a motion that the Board deny the homeowner’s appeal to the Violation; however, given the homeowner effort the fine be mitigated to \$1. Director Kyle seconded the motion, and upon vote by the Directors, the motion did not pass (Yes-3, No-4). Directors Krem, Post, Price and Sacconaghi voted no.** Upon further discussion by the Board, **Director Post made a motion that the Board deny the homeowners appeal to the Violation and that the decision of the Common Property Committee be upheld. The motion was seconded by Vice President Sacconaghi, and upon vote by the Directors the motion passed (Yes-5, No-2). Director Kyle and President Kurtus voted no.**
2. **VISITOR COMMENTS & LETTERS TO THE BOARD**
  - a. **Martha Bennett, Lake Oswego City Manager** – Provided an overview of her background as well as some general topics she would like to discuss with the Board;
    1. The fiber optic line in Lake Oswego – Mt. Park is interested in further discussions
    2. The possibility of building a new recreation center for the community of Lake Oswego
    3. The parking problem downtown.
 There was also a brief discussion regarding the differing roles of the Mt. Park neighborhood association and the Mt. Park homeowner’s association.
  - b. **Discontinuation of Yard Debris pickup** – Comments from the letters have been reviewed and duly noted by the Board of Directors. Director Sangrey expressed concerns with the communication with the homeowners on this matter. Executive Director Anne to schedule a homeowner forum for discussion on this.
  - c. **Conversion of Touchstone Park to Dog Park** – Added to the Action item list and assigned to Director Price.

- d. **Closing of KidZone Express** – Homeowners from 103 Oswego Summit & 86 Tanglewood here to express concerns with the closing of the KidZone and the value that the program has given to their families
- e. 1 Goya – Homeowner accolade’s to Brady and the compliance department regarding his efforts in the community

**3. READING AND APPROVAL OF MINUTES**

- a. Director Sangrey made a motion to approve the October 22<sup>nd</sup>, 2019 meeting minutes as drafted. Vice President Sacconaghi seconded the motion, and upon vote by the Directors the motion was passed (Yes-5, No-0). Director Price and Director Kyle abstained.

**4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS**

- a. **Executive Director** – Executive Director Anne provided the following updates:
  - 1. CPI Ballot Initiative Progress: 633 votes still needed to achieve quorum.
  - 2. Completed Budget for 2020
  - 3. Wreath making event on Friday very successful
  - 4. Staff luncheon for Thanksgiving last week; very successful event
- b. **Architectural Committee** – Minutes from the last meeting were included in the meeting materials. 5 active committee members now, over 40 applications processed in the last month. Artificial turf will be added to the Architectural policies for 2020.
- c. **Home Maintenance Committee** –Director Sangrey provided an overview of the last meeting. Draft meeting minutes were provided.
  - 1. Director Sangrey made a motion that the Notice of Violations that had decisions made in November be ratified by the Board. President Kurtus seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
- d. **Clubhouse Committee** – Vice President Sacconaghi provided an overview of the last meeting, including an update to the Clubhouse committee charter. There was discussion by the Board regarding the educational requirements we wanted to include in committee charters.
- e. **Finance Committee** – Director Kyle provided an overview of the last meeting. Based on the recommendations of the finance committee, the following motions were made:
  - 1. Director Kyle made a motion to accept the recommendation of the finance committee to approve the budget presented for 2020 with a net income of \$0. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0). Director Krem abstained.
  - 2. Director Kyle made a motion to accept the recommendation of the finance committee to approve the proposed write offs for 2019 in the amount of \$29,850. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
  - 3. Director Kyle made a motion to accept the recommendation of the finance committee to approve the proposals from Schwindt & Co to conduct our annual audit and complete the taxes for Mt. Park HOA for 2019. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
- f. **Common Property Committee** – Director Post provided an overview of the last meeting. Director Post made a motion that the Notice of Violations that had decisions made in November be ratified by the Board. President Kurtus seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).

**5. RESOLUTIONS - None**

**6. OLD BUSINESS**

- a. **Action Item list from last Board Meeting** – None
- b. **CPI Index Letter** – After discussion the Board agreed to approve the final draft of the letter as amended; to be sent to homeowners who have not yet voted.

**7. NEW BUSINESS - None**

**8. EXECUTIVE SESSION** – At 8:55pm the Board went into Executive session.

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

Monday, December 9<sup>th</sup> at 7:00pm

**ADJOURNMENT** – At 9:05pm, the meeting was adjourned.

