



MEETING MINUTES BOARD OF DIRECTORS MEETING JANUARY 28TH, 2020, 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, January 28th, 2020.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Director Bob Price

MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

10 Bolivar
141 Del Prado
30 Del Prado
19 Beckett
25 Monticello
35 Beckett
42 Churchill Downs

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** – Homeowner from 19 Beckett here to make a plea to the Board to reconsider Artificial grass and the related prohibition of it in the Architectural policies. The homeowner was advised of possible options to pursue any policy changes, including coordination with the Architectural committee, as well as the Annual meeting to start the discussion with fellow homeowners.

3. **READING AND APPROVAL OF MINUTES**

Director Sangrey made a motion to approve the December 9th, 2019 meeting minutes as drafted. Director Kyle seconded the motion, and upon vote by the Directors the motion was passed (Yes-6, No-0).

Director Kyle made a motion to ratify the unanimous electronic vote concerning extending the CPI ballot letter to March 31, 2020. Director Sangrey seconded the motion, and upon vote by the Directors the motion was passed (Yes-6, No-0).

4. **EXECUTIVE DIRECTOR & COMMITTEE REPORTS**

a. **Executive Director** – Executive Director Anne provided the following updates:

1. CPI Ballot Initiative Progress: around 569 votes still needed to achieve quorum.
2. Construction has begun and is estimated to be completed at the end of February
3. Call for candidates posted on website
4. New employee card scanner installed
5. Wine & Yoga on February 18th
6. Leadership team assigned with At Your Desk Manual creation
7. Brick cleaning and sealant being done this week

b. **Architectural Committee** – No update

- 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 January be ratified by the Board. Director Krem seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).
- d. **Clubhouse Committee** – Meeting minutes from the last meeting were provided.
- e. **Finance Committee** – Director Kyle provided an update from the last Finance meeting. Director Kyle made a motion that based on the Finance Committee recommendation, the Board amend the resolution made on January 29, 2019 to include the transfer amount of \$135,000 to the Reserve Account. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).
- f. Director Kyle made a motion that based on the Finance Committee recommendation, the Board make a resolution that the balance of surplus funds from 2019, as indicated in the final audit, be partially allocated to the reserve account, and partially to the 2020 operations. Director Sangrey seconded the motion, and upon vote by the Board the motion passed (Yes-6, No-0).
- g. **Common Property Committee** – Director Post provided an update from the last committee meeting, including an update on the progress of updating the policies and procedures of the Common Property Committee. Director Post has asked for Board member attendance as a special Common Property meeting to discuss and finalize any changes. Final revisions will be provided at the next Board working session.

5. **RESOLUTIONS** - None

6. **OLD BUSINESS**

- a. **Action Item list from last Board Meeting – December 9th, 2019**
- b. **Architectural Policies & Procedures – The following changes were discussed:**
 - 1. The section “Complying with Procedures” be removed.
 - 2. Add language to clarify the prohibition of Artificial grass be specifically included under “Landscape”.
 - 3. Add language regarding homeowner responsibility for compliance with Common property policies for any architectural changes.
 - 4. Move the lists of any approved materials to an Appendix
- c. **Clubhouse Policies & Procedures – Vice President Sacconaghi made a motion to approve the Clubhouse policies & procedures as revised. President Kurtus seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).**
- d. **Clubhouse Charter - Vice President Sacconaghi made a motion to approve the Clubhouse charter as revised. President Kurtus seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).**
- e. **Home Maintenance Policies & Procedures – After discussion it was agreed that the final revisions will be provided at the next Board working session.**

7. **NEW BUSINESS**

8. **EXECUTIVE SESSION** – At 8:28pm the Board went into Executive session.

9. Upon resuming the regular session, **President Kurtus made a motion to advise legal counsel to proceed with 7 Masaryk as discussed. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-0).**

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

Monday, February 10th at 7:00pm – Work session
 Tuesday, February 25th at 7:00pm – Board Meeting

ADJOURNMENT – At 8:35pm, the meeting was adjourned.

Secretary Treasurer