



MEETING MINUTES
BOARD OF DIRECTORS MEETING
FEBRUARY 25TH, 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, February 25th, 2020.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

MT. PARK HOA STAFF PRESENT:

- Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

- 10 Bolivar
8 Monticello
141 Del Prado
30 Del Prado
19 Beckett
1 Goya
25 Monticello
3 Cellini Court

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

1. APPEALS TO THE BOARD -

- a. 8 Monticello - Homeowner presented to the Board his appeal regarding the violation he received for the 'moss cap' on his mailbox. Provided examples of neighboring properties that have evidence of moss issues that are not being addressed by the committee. Homeowner believes that the moss was approved as part of a 1998 Architectural application. After discussion, Director Krem made a motion that the decision of the Home Maintenance Committee be upheld, and the homeowners appeal denied. Director Sangrey seconded the motion, and upon vote by the Directors the motion passed (Yes-6, No-1). President Kurtus opposed.
b. 12 St. Helens - Homeowner presented to the Board an appeal regarding the violation received from the Common Property committee for the pruning of a common property tree. Homeowner believes they made a faithful effort to follow the protocol and guidelines as outlined in the policies and procedures. After discussion, Director Kyle made a motion that the decision of the Common Property Committee be overturned, and the homeowner's appeal upheld. Director Sangrey seconded the motion, and upon vote by the Directors the motion (Yes-6, No-1). Director Post opposed.

2. VISITOR COMMENTS & LETTERS TO THE BOARD -

- a. 24 Tanglewood - President Kurtus discussed the issue with the homeowner on the phone today who has requested this be tabled until the March 9th meeting.
b. 8 Monticello - Homeowner has made multiple written requests for meeting minutes of the Common Property committee dating back to August of 2019, specifically regarding encroachments. Homeowner provided an overview of the Oregon statue regarding records requests to non-profit organizations. Homeowner is requesting a draft copy of the Encroachment policy being developed currently. It was agreed the homeowner will be provided with the meeting minutes and policy documents requested in his written request.

- c. **Bob Hill** – Homeowner wanted to address concerns with violations and fines being mitigated on residences with ongoing issues. The Board provided an overview of the different methods used to collect and address ongoing fines and past due assessments.

3. **READING AND APPROVAL OF MINUTES**

Director Sangrey made a motion to approve the January 28th, 2020 meeting minutes as amended. Director Kyle seconded the motion, and upon vote by the Directors the motion was passed (Yes-6, No-0). Director Price abstained.

4. **EXECUTIVE DIRECTOR & COMMITTEE REPORTS**

- a. **Executive Director** – Executive Director Anne provided the following updates:
 - 1. CPI Ballot Initiative Progress: around 559 votes still needed to achieve quorum.
 - 2. Construction is starting the final phase and is estimated to be completed the first week of March
 - 3. Annual meeting mailer to go out this week; electronic email will be sent out by Friday this week.
 - 4. Volunteer brunch was successful on February 22, 2020
 - 5. Next event is March 14th, 2020, Boot Scooting boogie
 - 6. IT transition in progress; new company to start March 2nd
 - 7. New policies to be sent out mid-March with an effective date of April 1st
- b. **Architectural Committee** – Director Price provided an overview of the last meeting. Draft meeting minutes were provided.
- c. **Home Maintenance Committee** – Director Sangrey provided an overview of the last meeting. Director Krem led a brief discussion on Continuing violations and a homeowners right to appeal. This issue will be discussed in more detail at the HMC meeting next week. Draft meeting minutes were provided.
 - 1. Director Sangrey made a motion that the Notice of Violations that had decisions made in February be ratified by the Board. Director Price seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
- d. **Clubhouse Committee** – No meeting in February. An application for the clubhouse committee was provided for Stephen Morelock. Vice President Sacconaghi made a motion to accept the committee application, Director Kyle seconded the motion, and upon vote by the Directors the motion passed (Yes-7, No-0).
- e. **Finance Committee** – Director Kyle provided an update from the last Finance meeting.
- f. **Common Property Committee** – Director Post provided an update from the last committee meeting. Draft meeting minutes were provided. There was a brief discussion on enhancing cooperative efforts regarding invasive species removal between the landscape department in conjunction with homeowners.

5. **RESOLUTIONS** - None

6. **OLD BUSINESS** - None

7. **NEW BUSINESS** - None

8. **EXECUTIVE SESSION** – At 8:39pm the Board went into Executive session.

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

Monday, March 9th at 7:00pm – Work session
Tuesday, March 31st at 7:00pm – Annual Meeting

ADJOURNMENT – At 8:56pm, the meeting was adjourned.

Secretary/Treasurer