



MEETING MINUTES BOARD OF DIRECTORS MEETING MARCH 9th, 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 Monday, March 9th, 2020.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Director Janice Krem
Director Bob Price

MT. PARK HOA STAFF PRESENT:

Executive Director Jennifer Anne
Administrative Assistant Cristine Wienecke

MT. PARK HOMEOWNERS PRESENT:

141 Del Prado
3 Cellini Court

CALL TO ORDER - The meeting was called to order by President Kurtus at 7:03PM.

1. APPEALS TO THE BOARD – None

2. VISITOR COMMENTS & LETTERS TO THE BOARD –

- a. **24 Tanglewood** – After discussion, it was agreed that the fees would be removed from the homeowners account until his health improves.

3. READING AND APPROVAL OF MINUTES

Director Sangrey made a motion to approve the February 25th, 2020 meeting minutes as amended. Director Kyle seconded the motion, and upon vote by the Directors the motion was passed (Yes-5, No-0).

4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS

- a. **Executive Director** – Executive Director Anne provided the following updates:
 - 1. CPI Ballot Initiative Progress: around 578 votes still needed to achieve quorum. There was discussion regarding extending the vote and/or possible alternatives. Director Kyle made a motion to extend the deadline for voting on the CPI change to the bylaws until the date of March 31st, 2021. Director Sangrey seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).
 - 2. Annual meeting update – already achieved quorum; received 25%
 - 3. Construction is in its final phase and is the grand opening is Thursday, March 12th.
 - 4. New policies to be sent out mid-March with an effective date of April 1st
- b. **Architectural Committee** – No update
- c. **Home Maintenance Committee** – Director Sangrey provided a brief overview of the last meeting, including ideas for a homeowner meeting/forum in April.
 - 1. Director Sangrey made a motion that the Notice of Violations that had decisions made in March 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 update
- e. **Finance Committee** – No update
- f. **Common Property Committee** – Director Post led a discussion of the proposed encroachment policy. Director Post made a motion that the addendum to the Policies & Practices of the Common property committee

regarding encroachments be approved pending legal review and the holding of one or more public meetings once approved by legal, with a willingness to amend after feedback. Director Kyle seconded the motion, and upon vote by the Directors the motion passed (Yes-5, No-0).

- g. Director Sangrey made a motion to amend the language in section 2.2B as follows; Examples of good cause include...
 - 1. Delays that were not caused by the owner and were due to the requirements of government entities and other Association committees
 - 2. Existing integral parts of the primary residence structure.Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-5, No-0).

5. RESOLUTIONS - None

6. OLD BUSINESS –

- a. Review of Action item list from February

7. NEW BUSINESS - None

- 8. EXECUTIVE SESSION –** At 8:19pm the Board went into Executive session. Upon resuming the regular session, President Kurtus made a motion to counter offer 7 Masaryk as discussed in Executive session. Director Sangrey seconded the motion, the motion passed (Yes-5, No-0).

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

- Tuesday, March 31st at 7:00pm – Annual Meeting
- Monday, March 9th at 7:00pm – Work session
- Wednesday, April 29th – Board Meeting

ADJOURNMENT – At 8:46pm, the meeting was adjourned.



Secretary Treasurer