



**MEETING MINUTES
BOARD OF DIRECTORS MEETING
JUNE 23rd, 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 via "Zoom" online meeting platform on Tuesday, June 23rd, 2020.

BOARD MEMBERS PRESENT:

- President Eleanor Kurtus
- Vice President Bob Price
- Treasurer Chip Kyle
- Director Brian Altman
- Director Janice Krem

BOARD MEMBERS ABSENT:

- Director Theron Post
- Director Ann Aman

MT. PARK HOA STAFF PRESENT:

- Executive Director Jennifer Anne
- Executive Assistant Cristine Wienecke
- Compliance Manager Brady Parkvold
- Clubhouse Director Toni VonRuden

MT. PARK HOMEOWNERS PRESENT:

None

CALL TO ORDER - The meeting was called to order by President Kurtus at 7:04PM.

1. APPEALS TO THE BOARD – None

2. VISITOR COMMENTS & LETTERS TO THE BOARD –

- a. Request for additional information from Vatea Herman regarding artificial turf. Would like contact information or a community forum to be held to open up the conversation. Will be added as a new topic under new business for tonight's meeting.
- b. Patricia Lee asked questions regarding the Clubhouse requirements for wearing masks and other preventative measures that the HOA is taking during the COVID-19 risks.

3. READING AND APPROVAL OF MINUTES –

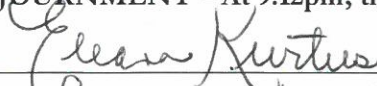
- a. *May 26th, 2020 Minutes – Director Kyle made a motion to accept the minutes as drafted. Vice President Price seconded the motion, and upon vote by the Directors the motion passed (Yes-5, No-0).*
- b. *April 13th, 2020 Revised Minutes – Hearing no comments or requests for revisions, the minutes are approved by unanimous consent.*


4. EXECUTIVE DIRECTOR & COMMITTEE REPORTS –

- a. **Executive Director Anne provided an update on the following:**
 - Update on the Landscape department staffing
 - Taxes have been filed for 2019
 - Reserve study committee will begin meeting in September
 - Clubhouse closure for July 4th
 - Clubhouse reopening discussion – Continue to be in Phase I per state mandates. In Phase II we will be able to reopen the swim program and basketball courts at limited capacity. Discussed the possibility of introducing reduced rate patron memberships back to the clubhouse, starting July 1st. After discussion, the Board is in agreement and tasked Executive Director Anne to work on developing reduced rates with the Clubhouse Director.

- b. **Architectural Committee** – Director Price provided an update of the last meeting. 70 applications received for the past month. There are pending issues with an encroaching shed and potential deck issue.
 - c. **Common Property Committee** – In Director Post’ absence, President Kurtus provided a brief overview of the last CPC meeting and progress on encroachments.
 - d. **Finance Committee** – Director Kyle provided a brief update of the last meeting, including an overview of the financial state of the Association given the closure.
 - There was also discussion on the Collections resolution from 2015, and minor updates as recommended by Vial Fotheringham for 2020.
 - Director Kyle also advised the Board that Vial Fotheringham is changing their billing procedures for collection accounts.
 - Banking relationships – After research and analysis by Executive Director Anne, it is being recommended by the Finance committee that the banking of the association be moved to CIT Association banking.
 - e. **Home Maintenance** – Director Krem provided a brief update of the last meeting. There were no NOV’s issued for ratification by the Board this month.
 - f. **Clubhouse Committee** – President Kurtus provided a brief update of the last meeting, including research into service animals. There are some small rule changes that may be made in response to COVID concerns.
5. **RESOLUTIONS – Collections Resolution update** – Director Kyle resolves to adopt the Collections resolution with suggested changes to generalize the law firm and payment arrangements. Vice President Price seconded the resolution, and upon vote by the Directors the resolution passed (Yes-5, No-0).
6. **OLD BUSINESS** –
- a. **Action List** – President Kurtus provided an update on the action item list.
 - b. **Committee Roundtable recap**- Eleanor Kurtus provided a brief overview of the highlights of the committee roundtable.
 - c. **Waiving Compliance Fines** – It was clarified that the intention of the meeting minutes from April 13, 2020 were to specify that the Compliance Manager will work with homeowners with hardship to develop payment plans for existing fines if needed. No fines will be “waived”.
7. **NEW BUSINESS** –
- a. **Community discussion on Artificial Turf** – President Kurtus discussed options for a community engagement opportunity to discuss artificial turf and/or other community topics. The Architectural committee will do a formal rule review in the Fall and give thorough notice to homeowners for participation and review.
8. **EXECUTIVE SESSION – At 8:50pm, the Board went into Executive session**
9. **UPCOMING BOARD MEETINGS** – The following Meeting Schedule was discussed:
 Monday, July 13th, 2020 – Board Work Session
 Tuesday, July 28th, 2020 – Board Meeting

ADJOURNMENT – At 9:12pm, the meeting was adjourned.



 Secretary Treasurer 
President