



**MEETING MINUTES
BOARD OF DIRECTORS WORK SESSION
JULY 13, 2020, 7:00PM**

Pursuant to notice duly given, a work session of the Board of Directors of the Mountain Park Home Owners Association was held via Zoom virtual meeting on Monday, July 13th, 2020.

BOARD MEMBERS PRESENT:

- President Eleanor Kurtus
- Treasurer Chip Kyle
- Director Janice Krem
- Director Theron Post
- Director Ann Aman
- Director Brian Altman

BOARD MEMBERS ABSENT:

- Vice President Robert Price

MT. PARK HOA STAFF PRESENT:

- Executive Director Jennifer Anne
- Executive Assistant Cristine Wienecke
- Landscape Director Zsolt Lehoczky

MT. PARK HOMEOWNERS PRESENT:

- Vatea Herman

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

1. READING AND APPROVAL OF MINUTES

- **June 8th, 2020** – Hearing no changes, the minutes are approved unanimously as drafted.

2. OLD BUSINESS –

- **Committee Appeal Process** – Director Kyle provided a thorough overview of the documents provided for Board review. An Executive summary, Procedure outline, and sample timeline were included. The Board had a lengthy discussion regarding how this process will work logistically and effect staff processes and related timelines. It was agreed the new appeal process be added and outlined in each set of Committee Standards. **President Kurtus made a motion to approve the Committee Appeal Process with the removal of the reference to the 2-day documentation period. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0).**
- **Review of draft KPI's (Key Performance Indicators)** – President Kurtus provided an overview of the work to date on the development of the KPI's and related data points of interest as drafted by the ad-hoc task force. After a thorough discussion, Board members are asked to review relative data points with their committees and provide feedback to the ad-hoc task force. In addition, the task force to work with Executive Director on moving forward with data collection procedures with staff.
- **Collections Resolution** – The updated Collection resolution document was provided to the Board based on the requests to remove references to the current law firm. **Director Altman made a motion that the updated document be adopted, and Director Aman seconded the motion. Upon vote by the Directors, the motion passed (Yes-6, No-0).**

3. RESOLUTIONS – Bank Resolution– President Kurtus resolves to adopt the Bank resolution from CIT Bank. Director Kyle seconded the resolution, and upon vote by the Directors the resolution passed (Yes-6, No-0).

4. NEW BUSINESS –

- **Landscape Proposal** – The Landscape Stewardship Director Zsolt Lehoczky provided an overview of the proposed changes to the open gate hours to the yard debris drop. After a lengthy discussion it was decided a task force be created to engage the community to decide the best long-term solution for the association. In the meantime, the landscape department will no longer offer open gate hours and drop off yard debris will be by appointment only.

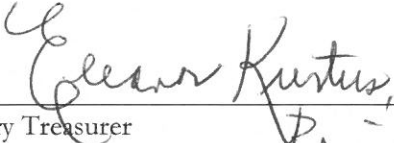
5. EXECUTIVE SESSION – At 8:44pm the Board went into Executive session.

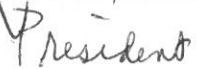
Upon resuming the regular session, it was agreed that the Executive Director would reach out to the legal team for their guidance on pursuing this case, including a Zoom meeting between the Association attorney and the Board.

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

- July 28th, 7pm
- August 10th, Working Session (TBD) 7pm

ADJOURNMENT – At 9:10pm., the meeting was adjourned.


Secretary Treasurer


President