



**MEETING MINUTES  
BOARD OF DIRECTORS MEETING  
JULY 28<sup>th</sup>, 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, July 28<sup>th</sup>, 2020.

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

- Director Theron Post

**MT. PARK HOA STAFF PRESENT:**

- Executive Director Jennifer Anne
- Executive Assistant Cristine Wienecke

**MT. PARK HOMEOWNERS PRESENT:**

None

**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 – None**

**3. READING AND APPROVAL OF MINUTES –**

- a. June 23<sup>rd</sup>, 2020 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:**
  - Working with apartments on accounts and rapport building
  - Beginning bank transition to CIT
  - Beginning Vantaca transition for HOA software
  - Hiring of a new financial controller in process
  - Executive Director Anne on vacation next week
  - Working with the leadership team on KPI data collection
  - Clubhouse discussion – Beginning August 1<sup>st</sup>, we will begin to start billing \$25 for individual patrons and \$50 for couple and family memberships. All group exercise classes are being held outdoors. New renter memberships will open up August 1<sup>st</sup> as well.
- b. **Architectural Committee** – Vice President Price provided an update of the last meeting. 70+ applications received for the past month. A shared document has been implemented between the Architectural and Common Property committees to use while making approvals and/or decisions.
- c. **Common Property Committee** – In Director Post’ absence, Executive Director Anne provided a brief overview of the encroachment policies and a 30-day opportunity for review for the community.
- d. **Finance Committee** – President Kurtus provided a brief update of the last meeting, including an overview of the financial state of the Association given the closure.

- e. **Home Maintenance** – Director Krem provided a brief update of the last meeting. Director Kyle made a motion that the NOV's issued by the Home Maintenance Committee this month be ratified by the Board. Vice President Price seconded the motion, and upon vote by the Directors, the motion passed (Yes-6, No-0). There was additional discussion regarding an issue that will be brought to the Board at the next meeting.
- f. **Clubhouse Committee** – There was no meeting this month

**5. RESOLUTIONS – None**

**6. OLD BUSINESS –**

- a. **Action List** – President Kurtus provided an update on the action item list.
- b. **Yard Debris Cost Sharing Proposal**- The Board had a lengthy discussion on the proposed yard debris cost sharing proposal. It was decided that a letter be drafted to homeowners letting them know about the proposed changes to the yard debris drop and offering an opportunity for 30-day review for homeowner input. The draft program proposal will be reviewed at the next Board working session.

**7. NEW BUSINESS – None**

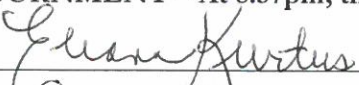
**8. EXECUTIVE SESSION – At 8:24pm, the Board went into Executive session**

Upon resuming the regular session, Director Kyle made a motion that the Board accept the proposal from Vial Fotheringham for the Cash Flow Enhancement. Director Altman seconded the motion and upon vote by the Directors, the motion passed (Yes-6, No-0).

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

- Monday, August 10<sup>th</sup>, 2020 – Board Work Session
- Tuesday, August 25<sup>th</sup>, 2020 – Board Meeting

**ADJOURNMENT – At 8:57pm, the meeting was adjourned.**

  
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Secretary Treasurer      President