54th Annual Meeting

March 29, 2022

Board of Directors

Eleanor Kurtus, President

Ann Aman, Vice President

Chip Kyle, Secretary-Treasurer

Janice Krem, Director

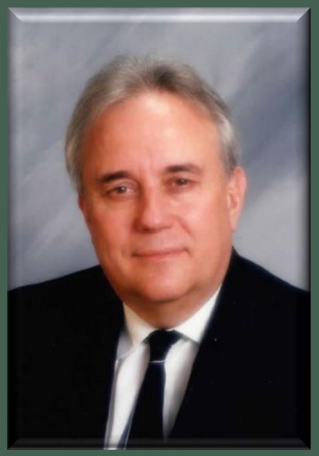
Vatea Herman, Director

Kevin House, Interim Director

Standing Committee Chairs

Sarah Cantor
Architectural Committee

Mary Goss
Home Maintenance Committee



Donn Bury
Common Property Committee

Denise Ocon
Clubhouse Committee

Dwight Sangrey
Finance Committee

Chip Kyle
Reserves Committee

Introduction of MPHOA Leadership Team

Jennifer Anne
Executive Director

Toni VonRuden
Clubhouse Director

Cami Knudsen
Playschool Director

Tod Blankenship
Landscape Stewardship
Director

Mark Becket
Facilities Director

Approval of Minutes from the Annual meeting of 2021

Resolution dedicating net revenue

WHEREAS, Mountain Park Home Owners Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon;

And

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

Now, THEREFORE, the members hereby adopt the following resolution by and on behalf of Mountain Park Home Owners Association:

RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the annual meeting held on March 29th, 2022.

Nomination of Directors

Andrew Chapman

Charles Leverton

Derek Hass

Kevin House

State of the Association

2021 Highlights

- COVID-19 Restrictions and Challenges
  - Reduced Staff
  - Difficulty Hiring
- Clubhouse Maintenance
  - Interior
  - Exterior
- PlaySchool Playground Refurbishment
- Trail Repaving
- Abelard Site
  - Parking Lot Work

State of the Association

2022 Major Projects

- Structural Repairs to the Clubhouse Bridge
- Repaving of Some Asphalt Trails and Paths
- Replacement of Electrical Room Equipment in the Clubhouse
- HVAC Distribution and Duct Cleaning
- Upgrades to Irrigation System
- Replacement of the Landscaping Tractor

Architectural Committee

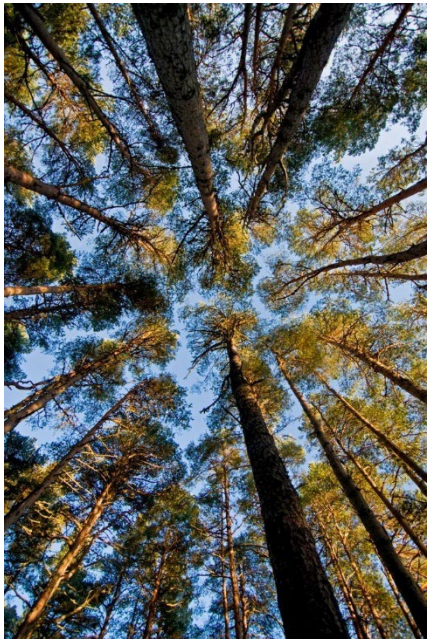
Committee comprised of 6 Volunteers (Mt. Park Residents)

- Sarah Cantor – Chair
- Marvin Foust
- Marc Carver
- Colin Watson
- Brian Altman
- Board Liaison - Vatea Herman

- Committee meets monthly – 2nd Tuesday at 7pm
- Purpose – Preserve the unique character of Mt. Park
- Main Objective – Review any external change
- Process for approval of project
- Project specifics expedites the approval process (online)

Architectural Committee

- 2021 was not the return to the "normal" life everyone had hoped for
- Nonetheless, applications for exterior changes and modifications continued as usual
- Nearly 96% of applications were approved during first review. Of the 4% not approved, the majority were simply missing information
- Only minor changes to the policies were identified based on homeowner input; your continued feedback is greatly appreciated, and we are hoping to implement additional feedback channels in 2022.
- Continue to make efforts to keep Mt. Park the premier location in the area



Common Property Committee

Committee comprised of 7 Volunteers (Mt. Park Residents)

- Donn Bury – Chair
- Lois Isbell
- Barbara Auburn
- Nicolette Laurie
- Justin Cooley
- Brian Altman
- Board Liaison - Kevin House

- Landscape Stewardship Department Support
- Test and Learn
- Fire Remediation Grant
- Committee meets monthly - 3rd Wednesday at 6:30pm

Home Maintenance Committee

Committee comprised of 3 Volunteers (Mt. Park Residents)

- Mary Goss – Chair
- DeeAnn Troutman
- Board Liaison - Janice Krem
- Former 2021 volunteers include Gail Peterson, Brian Altman, Richard Moore, Kate McMullen, and Dwight Sangrey
- Committee meets monthly – 1st Tuesday at 6:30pm

Home Maintenance Committee

Thank you for helping us do our job protecting property values and the beauty of our neighborhoods.

Mountain Park

NOT Mountain Park

Home Maintenance Committee

RESPONSIBILITY

To promote regular maintenance of private property to protect property values and ensure Mt. Park is a special place to live.

GUIDING PRINCIPLES

1. Have neighbors voluntarily meet our community's standards without having to resort to fines
2. Treat all homeowners fairly

VOLUNTEER OPPORTUNITIES

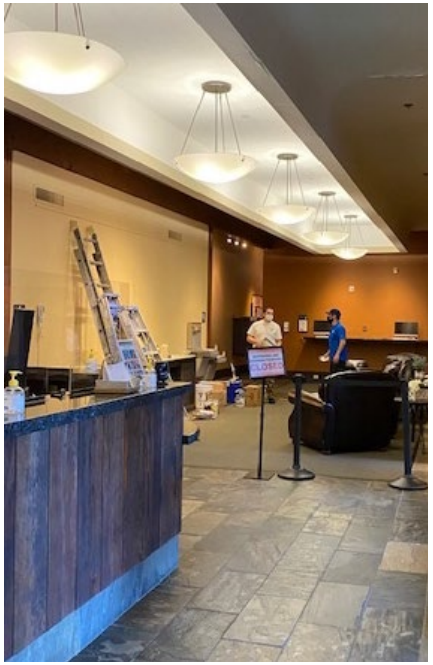
The HMC invites our neighbors to attend our monthly meetings and get involved in committee activities. Please contact Janice Krem or Mary Goss if you are interested in serving on the HMC.

We welcome your help in protecting propertyvalues and the beauty of our neighborhoods. Please volunteer!

HMC PROCESS

The HMC and Compliance Manager use a progressive, step-by-step approach to resolve problems before any fines are assessed.

1. Inform homeowner of a problem using informal approach
2. If informal methods do not correct the problem, the Compliance Manager issues a formal notice to correct the violation or there will be fines assessed
3. HMC then reviews all notices before any violations are found to have occurred and any fines are assessed. HMC will provide opportunity for a hearing
4. If homeowner is dissatisfied with the HMC's decision, they can submit an appeal to the Board of Directors



Clubhouse Committee

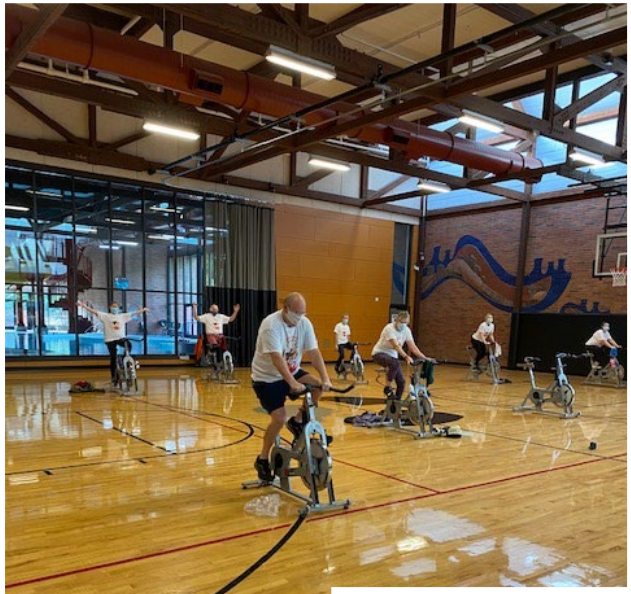
Committee comprised of 8 Volunteers (Mt. Park Residents)

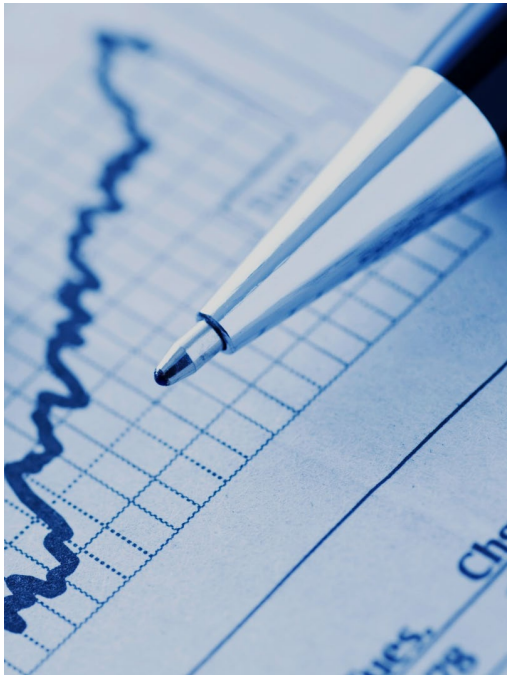
- Denise Ocon - Chair
- Bill Roberts
- Sharon Ripley
- Richard Carroll
- Eleanor Kurtus
- Steve Morelock
- Sherri Sacconaghi
- Board Liaison - Ann Aman

- Committee meets monthly – 3rd Tuesday at 6:30pm
- Active engagement to promote and encourage a positive and respectful atmosphere for all users of the Clubhouse
- Establish, review and maintain the Clubhouse Rules
- Review exception requests to the rules
- Review incident reports – issue Notice of Violations (NOV's) as necessary

Clubhouse Updates

- New EZ Facility software launched for Clubhouse uses - register for pool and group ex classes
- Software used to track member vaccination status
- Clubhouse Committee made additions to the Clubhouse policies
- Mask mandates remained in place for most of 2021
- Resurgence in events





Finance Committee

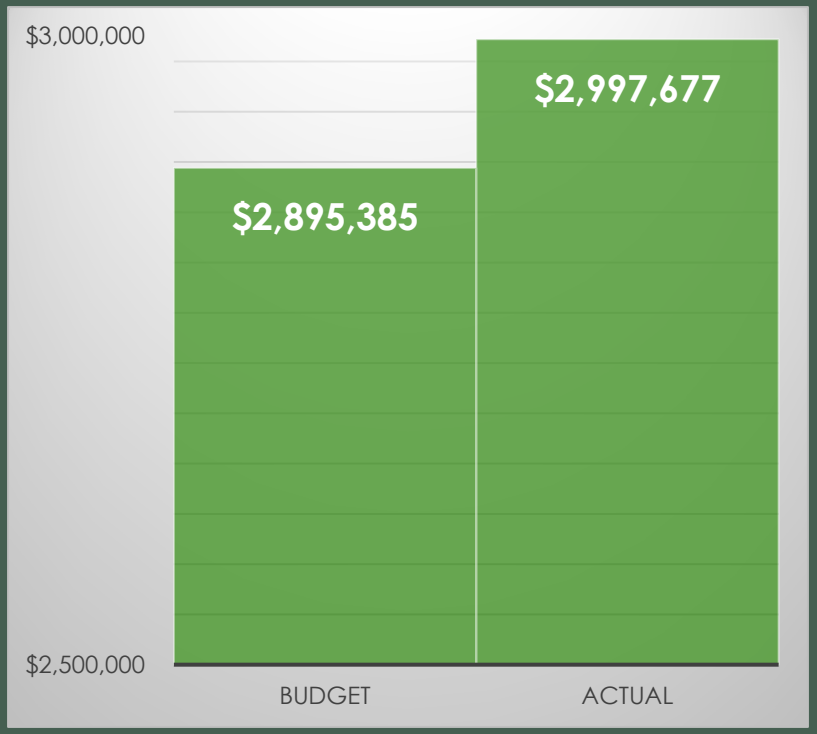
Committee comprised of 6 Volunteers (Mt. Park Residents)

- Dwight Sangrey – Chair
- Eleanor Kurtus
- Bob Price
- Barry Dod
- Vatea Herman
- Board Liaison - Chip Kyle

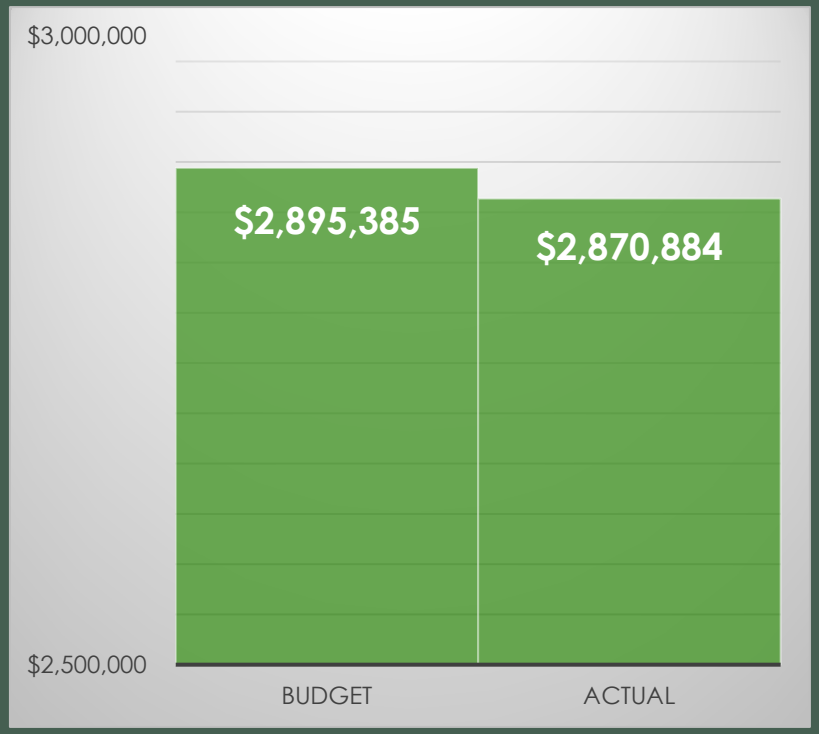
- Assists the Board with strategic financial matters of the Association
- Finance Committee meetings occur on a monthly basis and as needed

2021 Budget Highlights

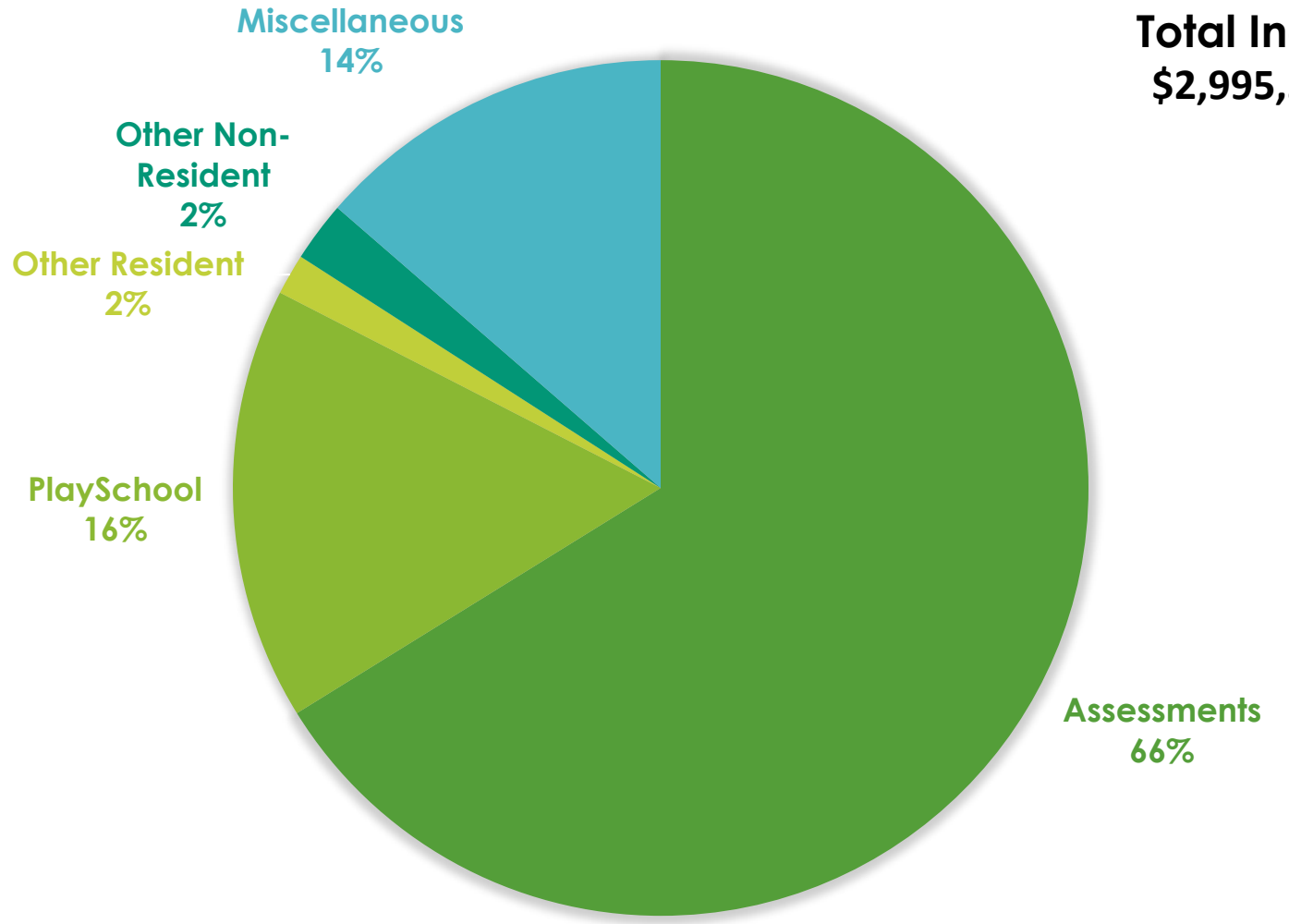
INCOME



EXPENSE

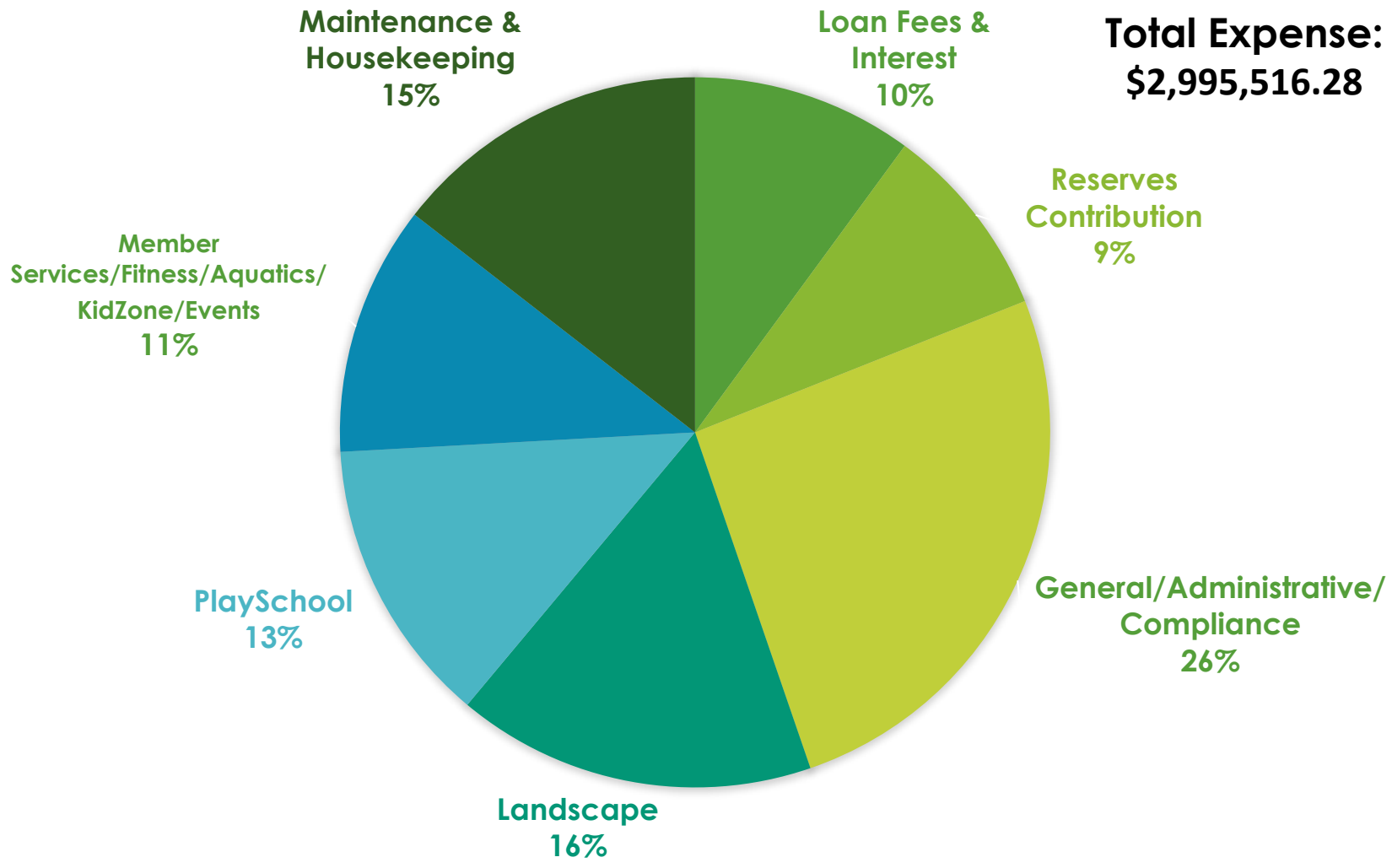


2022 Sources of Funds

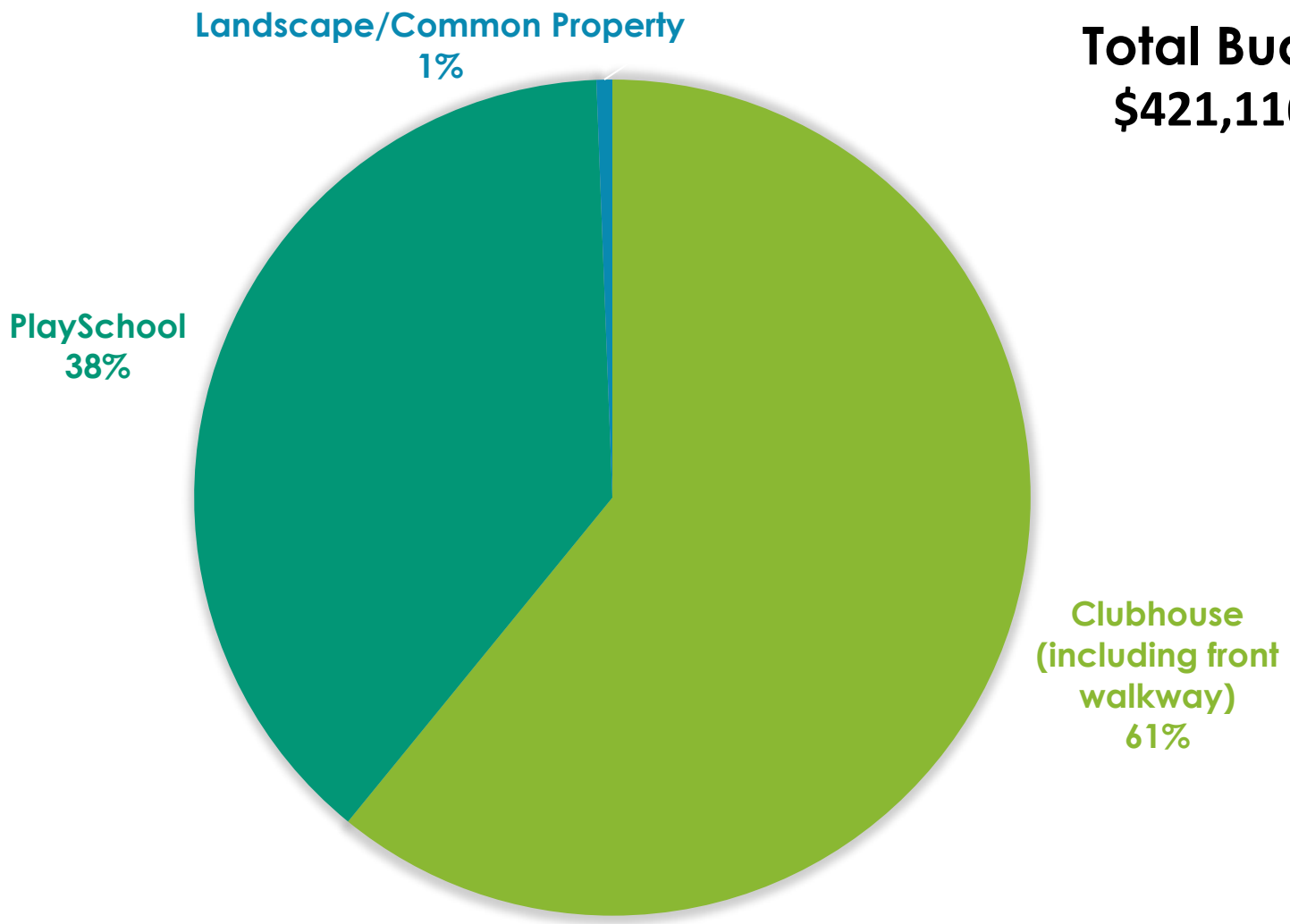


Total Income:
$2,995,516.28

2022 Uses of Funds



2022 Reserve Fund Projects



Total Budget:
$421,116.00

Fixed Budget Elements

- Loan Payments to Principal and Interest
- Insurance
- Contributions to Reserves
- Utilities
- Equipment Lease Payments
- Maintenance of the Buildings and Fixed Assets
- Maintenance of the Common Area
- Essential Staff Salaries
- Taxes

Construction Loan Update

- Lender: First Citizen's Bank
- Loan Original Balance: $5,000,000
- Loan Principal Balance (as of December 31, 2021): $2,697,687.26
  - Fixed Interest Rate – formerly Variable
  - Current Interest Rate: 2.75%;
  - Current Monthly Payment of $29,738
- Note Matures: June 10, 2030

THANK YOU
MPHOA
VOLUNTEERS!

Recognition of Long-Serving Board and Committees Member

Eleanor Kurtus

Chip Kyle

Theron Post

Brian Altman

ELECTION RESULTS

QUESTIONS