



Meeting Minutes Board of Directors Meeting May 23, 2017, 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 Tuesday, May 23, 2017. Present at the meeting were Directors Kurtus, Kyle, Lazaris, Price, Sangrey and Slaven. Executive Director Cook was also present. Director Sacconaghi attended the first part of the meeting. Visitors in attendance were Lee Buddress, Richard and Mary Ellen Peters, Tina Mahoney, Marti Long, Mindy Pence, Karen Boling, Doug Stuart, Chris Marks, Eric Dottarar, Rita and Mark Magionos, Dave Luck, Elaine Edgar, Mike Meredith, Jackson Lewis, and Chase Thompson.

Call to Order - The meeting was called to order by President Sangrey at 7:00PM.

1. Appeals to the Board - none

2. Visitor Comments & Letters to the Board

- a. Tanglewood Park – the majority of the visitors listed above attended the meeting to express concerns regarding the Tanglewood Tributary project. The concerns were regarding 2-3 major issues: 1. the planting of plants and the amount of grass that would remain in the park; and 2. the design of the tributary and drainage. The conclusion was that four members, including two Board Directors, would form a task force to focus on community involvement with changes. The task force will begin meeting within a week and eventually would bring a recommendation to the Common Property Committee. The Common Property would then submit a recommendation to the Board for approval.

3. Reading and approval of minutes

- a. Director Lazaris made a motion to accept the May 8, 2017 minutes as written. Director Price seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

4. Reports

- a. Executive Director - April KPI and Financials statements were presented by Executive Director Cook.
- b. Architectural Committee – May report. Directors Price and Lazaris introduced a proposed change in the architectural application process that was supported by the Architectural Committee. The process was as follows: If a project is started without an approved application, any potential fine will be deferred and the CC&R Director will notify the homeowners and work with them to prepare an application. Projects will still need to be approved through an application that is acceptable to the Architectural Review Committee and fines (\$500) will still be applied if a homeowner refuses to submit an application. Similarly, the CC&R standards must be met or the

project may be rejected or removed at the owner's expense. The Board agreed that the proposed process be implemented on a 6-month trial basis.

- c. Home Care Committee – no report.
- d. Clubhouse Committee – May report. Director Kurtus reported that the Clubhouse Committee is working on the guest policy, membership guidelines, and children's use of the weight room.
- e. Reserve Committee – May Reserves (as of May 23th) update was reviewed.
- f. Finance Committee – May report. Director Kyle reported that the Committee reviewed and discussed the Management Representations Letter prepared by Currie & McLain as well as the draft of the Independent Auditors report for the Years Ended December 31, 2016 and 2015. The Committee discussed presenting recommendations to the Board for approval. (See Resolutions)
- g. Common Property Committee – no report.

5. **Resolutions** – Director Kyle proposed the recommendation of the Finance Committee that the Board approve the Management Representations Letter and the draft of the Independent Auditor's report for the Years Ended December 31, 2016 and 2015. Once the Management Representations Letter has been signed and received, our final Audit Report would be sent. Director Lazaris seconded the motion and upon vote by the Directors, the motion was passed (6 Yes/0 No).

6. Old Business

- a. 8 Nansen Summit Update – The Board discussed that the work on installing a new deck at 8 Nansen Summit had begun. The Board agreed that they would consider a change in the assessed fine once the work had been completed.
- b. 9 Juarez Update – no update at this time.
- c. Communications – Executive Director Cook reported that the paper newsletter was in the process of being produced and would be out in June.
- d. 138 Del Prado – Director Sangrey reported that the homeowner and his attorney would be attending the June Board meeting to discuss his encroachment of a pool house on Common Property. Director Slaven recommended that we consult with our attorney in regards to being represented in the matter. Executive Director Cook agreed to follow up the Association's attorney.

7. New Business

Adjournment – At 9:00 P.M., the meeting was adjourned.

Secretary Treasurer