



Meeting Minutes Board of Directors Meeting October 28, 2014, 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, September 23, 2014. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, and Slaven. Executive Director, Carol Cook was also present. Directors Sangrey was absent.

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

1. **Appeals to the Board** - none
2. **Visitor Comments & Letters to the Board**
3. **FAB Marketing** – FAB Marketing gave a presentation of the alpha version of the new website template. It was reported that all pages are built and the next step is to add content.
4. **Reading and approval of minutes**–
 - a. Director Slaven made a motion to accept the September 23, 2014 minutes as written. Director Lazaris seconded the motion. Upon vote by the Directors, the motion passed (5 Yes-0 No-1Abstained).
 - b. Director Dod made a motion to accept the October 13, 2014 minutes as written. Director Kyle seconded the motion. Upon vote by the Directors, the motion passed (6 Yes-0 No).
5. **Reports** –
 - a. Executive Director – Presentation of September key performance indicators and financials.
 - b. Architectural Review Committee – October report. Architectural Application Policies and Procedures updated to reflect the name changes in pre-approved roofing materials.
 - c. Homecare Subcommittee – October progress report update.
 - d. Clubhouse Committee – October report
 - e. Governance Committee – No report.
 - f. Reserve Committee – October 2014 Reserve update presented.
 - g. Finance Committee – No report.
 - h. Common Property Committee – October report.
 - i. HR Committee – No report
 - j. Nominating Committee – No report.
 - k. Yard Debris Sub-Committee – October report

6. Old Business –

- a. Strategic Plan Progress – Executive Director reported that a draft of the 2015 Strategic Plan created by the MPHOA staff would be presented at the November Board Work Session
- b. Hiring MPHOA Homeowners –
 - 1) Director Slaven made a motion to resend the current MPHOA policy on Employment of Homeowners. Director Lazaris seconded the motion and upon vote by the Directors, the motion passed unanimously.
 - 2) Director Slaven made the following motion: “The MPHOA, through its Director, may employ homeowners. The Director shall ask a homeowner to sign a confidential agreement if that homeowner becomes an employee and is privy to MPHOA confidential information. Also, the MPHOA Board may employ a Director who is a MPHOA homeowner.” Director Kyle seconded the motion and upon vote by the Directors, the motion passed unanimously.
- c. “Adult Swim” Issue – The Executive Director reported that the staff was working on updating the issue to be presented at the Clubhouse Committee Meeting in November.
- d. Untenanted Houses – The Executive Director reported that a cleanup of 9 Juarez was in the process of being scheduled.
- e. FAB Marketing – The revised timeline for delivery of the new website was reviewed by the Board.

7. New Business

- a. The Board reviewed and unanimously approved Currie & McLain’s Letter of Intent (dated October 9, 2014) to perform audit and tax service for 2014.
- b. CC&R Violations –
 - 1) Jeffries – 219 Hidalgo – The Board reviewed and discussed the fines imposed by the City of Lake Oswego on the property owner for cutting trees on MPHOA common property without a permit. The Board reviewed the proposed fine assessment for a violation of dumping debris on common property; however, the fine was dismissed due to the homeowner removing the debris just prior to the Board meeting.

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


Secretary Treasurer