



## Meeting Minutes Board of Directors Meeting December 8, 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 Monday, December 8, 2014. Present at the meeting were Directors Dod, O'Connor, Kyle, Lazaris, Sangrey, and Slaven. Executive Director, Carol Cook was also present. Director Price 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** - none
3. **FAB Marketing** – FAB Marketing attended the meeting to discuss the progress on the new website. It was reported that all the content had been loaded to the new website and the site should be completed by mid-January.
4. **Reading and approval of minutes**–
  - a. Director Sangrey made a motion to accept the November 25, 2014 minutes as written. Director Dod seconded the motion. Upon vote by the Directors, the motion passed (4 Yes-0 No-2 Abstained).
5. **Reports** –
  - a. Executive Director – No report.
  - b. Architectural Review Committee – No report.
  - c. Homecare Subcommittee – No report.
  - d. Clubhouse Committee – No report.
  - e. Governance Committee – No report.
  - f. Reserve Committee – December 2014 Reserve update presented (as of Dec. 8).
  - g. Finance Committee – No report.
  - h. Common Property Committee – November report.
  - i. HR Committee – No report
  - j. Nominating Committee – No report.
  - k. Yard Debris Sub-Committee – Verbal report. It was noted that the Sub-Committee would be meeting with Republic Services on December 8.
6. **Resolutions**
  - a. **Bad Debt** – Director Kyle made a motion to accept the proposed \$12,321.14 in Bad Debt accounts that were reviewed by the Board of Directors. Director Sangrey seconded the motion and upon vote by the Directors, the motion was passed

unanimously. The Board also agreed to increase the Bad Debt Allowance in the 2015 Operations Budget to \$40,000 per recommendation of the Auditor.

- b. **2015 Annual Assessment** – Director Dod made a motion to approve an increase of the single family assessment by 2.57% (tied to the cost of living index) for 2015. Director Sangrey seconded the motion and upon vote by the Directors, the motion was passed unanimously.
- c. **2015 Operations Budget Review and Approval** – Director Kyle made a motion to adopt the 2015 Operations Budget – a balance budget of \$2,653,211 in income and \$2,653,211 expense. Director Sangrey seconded the motion and upon vote by the Directors, the motion was passed unanimously.
- d. **Plumbing Project** – Director O'Connor reviewed new details of the waterline service project that would replace the existing galvanized service and significantly increase and resolve the water pressure issues in the clubhouse. Director Sangrey made a motion to increase the project budget to not exceed \$47,000. Director Slaven seconded the motion and upon vote by the Directors, the motion was passed unanimously.

#### 7. Old Business –

- a. 2015 Board Meeting Schedule – The Executive Director presented a revised draft of the 2015 Board Meeting Schedule. The Board recommended that the January work session be changed to Thursday, January 15.

#### 8. New Business

- a. Board Reflection of the Year 2014 – The Board discussed the accomplishments of the Board in 2014.

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

  
Secretary Treasurer