



## Meeting Minutes Board of Directors Work Session June 9, 2014, 7:00 p.m.

Pursuant to notice duly given a work session of the Board of Directors of the Mountain Park Home Owners Association was held at the Mt. Park HOA Clubhouse on Monday, June 9, 2014. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, Sangrey, and Slaven. Executive Director Cook was also present.

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

### Old Business

1. Alicia Beesley, Attorney, Vial Fotheringham
  - a. Cole stipulated judgment update – It was reported that the judgment had been entered.
  - b. Untenanted Home Foreclosure Strategy – Options for dealing with untenanted houses were discussed with the Board. The attorney agreed to complete further research on each of the untenanted houses on the list and determine the balance left on the loan. The next step would be for the Board to determine if it was worthwhile to take further action. If so, the Board would need to work with Vial to determine foreclosure options on the properties as well as payment plan to Vial for services provided. In the meantime, the Board agreed that the Association should immediately take the necessary steps to clean up the debris on roofs, siding, and landscape of the untenanted houses and requested that bids for such work be gathered by the staff to be presented for Board approval.
2. Beth Erlendson & Trevor Miller, FAB Marketing
  - a. FAB Marketing gave an update on progress on the timeline and process for completing the website as well as drafts of the proposed Web Page wire frame and home page. FAB reported that they would be working with the MPHOA staff in solidifying the design and would be presenting another draft to the Board at their June 24 Board of Directors meeting.
3. Employee Merit Increase Program
  - a. The Board reviewed the updated Employee Merit Increase Program document and recommended several other changes. It was agreed by the Board that the document would be reviewed at the next Board meeting and the Program would be voted upon for resolution at that time.
4. Auditor Update on Final Research on Deferred Surplus Income – The Finance Committee agreed to meeting on Monday, June 16 to discuss the response from the Auditor and make recommendations to the Board at the June 24 meeting.

### New Business

1. Kerr Parkway renovation project – The Board briefly discussed that project and the fact that the City of Lake Owego would be discussing the project at an Open House on Wednesday, June 18 from 5:30pm-7:30pm at the Mt. Park Clubhouse. It was agreed that

Mt. Park would put a link on their webpage to the project's webpage so that member would have easy access to updates and detour routes.

**Work Session – Discussion of Yard Debris Program**

1. The Board briefly discussed the program. It was agreed that if changes were made to the program it would be based on safety and values versus financial reasons and communications with members would need to take place over a period of 6 months to 1 year, including a series of public meetings. It was agreed that the Yard Debris Program Sub-Committee would meet to work on the project.

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



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Secretary Treasurer