



Meeting Minutes Board of Directors Work Session July 14, 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, July 14, 2014. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, and Slaven. Executive Director Cook was also present. Director Sangrey was absent.

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

Appeals to the Board

1. Scott Johnson & Tina Maloney, 29 Tanglewood, attended the meeting to request an exception to the Architectural Committee's decision to deny their fence application. The application was submitted after the fence was built and was denied due to encroachment on Common Property. Mr. Johnson and Ms. Maloney communicated to the Board that they were unaware of the Architectural Application Process and the fence was built in reaction to an immediate sense of urgency to protect the family from unleashed dogs straying on the property. They also informed the Board that the location of the fence was driven by the aesthetics of aligning the fence with their neighbor's fence and to follow the natural curvature of old Japanese landscaping. The Board agreed that prior to making a decision each member would view the property by Thursday, July 17 at 5pm and vote via e-mail as to whether an exception or denial would be granted.

Visitors

1. Luigi Bogni, 77 Garibaldi, attended the meeting to discuss Real Estate issues in Mt. Park and possible solutions

Old Business

1. FAB Marketing Website Design – Executive Director Cook gave an update on the progress of the timeline as well as the plan for a proposed “Look and Feel” presentation of the website by FAB marketing at the August 11 Board Work Session.
2. Finance Committee Recommendations were presented, reviewed and approved as follows:
 - a. Recommendation on placement 2013 surplus income – **Director Dod made a motion to approve the Finance Committee's recommendation to reallocate the 2014 Operation Budget to include \$310,893 surplus income from 2013 and the attached Cover Letter. Director Lazaris seconded the motion and upon vote the motion was passed unanimously.**
 - b. Plan to assure FDIC coverage for funds exceeding \$250,000 – **Director Dod made a motion to approve the Finance Committee's recommendation to reduce the target balance of the Contingency Operating Account from \$300,000 to \$250,000, close the Contingency Account at First Citizen's Bank, and move \$250,000 to Chase Bank. Director Slavin seconded the motion and upon vote the motion was passed unanimously.**

3. Untenanted Houses

- a. Attorney's Report – The Board reviewed the attorney's report of research completed each of the untenanted houses, including the balance left on the loan. The Board agreed that several of the homes had enough equity to be pursued for further action and would need to work with Vial to determine next steps.
- b. Untenanted Homes Clean Up - An update on the untenanted homes was given by Executive Director Cook. It was reported that all homes would be cleaned up with in the next 1-2 weeks. The Board discussed that a more proactive approach should be taken and the Board would be reviewing the untenanted properties in the Spring, Summer, and Fall.
- c. 9 Juarez Short Sale – The Board discussed that a new lender had taken over in the process of the owner working on a short sale. The new lender has refused to pay any past assessments and the realtor requested that the Board consider writing off the past due assessments such that the sale could move forward. **The Board unanimously approved to write off \$3551.87 in past due assessments for 9 Juarez and pay the attorney fee of \$475.**

4. Employee Service Recognition Program - The Board reviewed a draft of a Mt. Park HOA Annual Employee Service Awards document and recommended several changes. The Board agreed to review the revised document at the next Board meeting.

New Business

1. Fine Assessment

- a. Kerr, 4 Gershwin & Gallegos, 1 El Greco– The Board agreed to the assessment of a \$500 fine for the violation of standards and rules set forward in the Policy on Enforcement Control of the CC&R's, The Board further agreed that if the violation(s) are corrected by August 15, 2014, the fine will be waived; however, if the violation(s) are not corrected by August 15, 2014, then the owners would be liable for the \$500 fine.
- b. Zupa, 37 Oriole – The Board agreed to discuss fine assessment in the next Board Meeting after reviewing the Violation Letter.

Adjournment – At 9:25PM, the meeting was adjourned.



Secretary Treasurer