



## Meeting Minutes Board of Directors Work Session May 12, 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, May 12, 2014. Present at the meeting were Directors Kyle, Lazaris, O'Connor, Price, Sangrey, and Slaven. Executive Director Cook was also present. Director Dod was absent.

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

### 1. Old Business

- a. A motion was made by Director Sangrey that the Board instruct our attorney to proceed with filing a judgment, if the roof replacement was not completed by May 16 at 5:00pm, declaring Cole in default of the agreement. Director Lazaris seconded the motion. The motion was passed by the Board unanimously.
- b. PGE update – The project to replace the electrical cable leading to the Mt. Park Clubhouse is in process.
- c. FAB Marketing update – The Contract has been signed to begin working on the new website.
- d. Office Manager/Bookkeeper recruitment update – The candidates have been interview by our CPA's. The MPHOA staff and Director Sangrey will interview the candidates the week of May 12.
- e. Home Care Sub-Committee update – Director O'Connor reported on the progress of the Home Care Sub-Committee.
- f. 3 Mountain Circle Update – The property has been secured and a work order to fix the property on the interior and exterior was initiated with the Bank.
- g. Untenanted Houses – The Board requested that a list of untenanted houses and the status of each be presented at the next Board meeting.
- h. Summit of Mt. Park – The Board requested that an update be given at the next Board meeting regarding the status of repurposing the tennis court property.
- i. Lake Oswego Summit – The Board requested an update as to the status of the Lake Oswego Summit renovation project.

### 2. New Business

- a. The need for brick repair and tuck pointing in the Clubhouse entryway was discussed. The Board agreed that the work should be done and requested that the Executive Director research the Reserves Study to see if fund have been set aside for this project. Further discussion will occur at the next Board meeting.
- b. Common Property – Director Sangrey gave an update regarding discussion in the most recent Common Property Committee meeting regarding the need for documentation in resolving encroachment issues.

3. **Work Session** – Employee Merit Increase Program was discussed. The Board agreed that a resolution should be brought forth in the next Board meeting.

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

This work session was deferred until the next Board meeting.

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

  
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Secretary Treasurer