



Meeting Minutes Board of Directors Meeting July 29, 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, July 29, 2014. Present at the meeting were Directors Kyle, Lazaris, O'Connor, Price, Sangrey, and Slaven. Executive Director, Carol 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. Appeals to the Board – none

2. Visitor Comments & Letters to the Board - none

3. Reading and approval of minutes–

- a. Director Kyle made a motion to accept the June 24, 2014 minutes as written. Director Price seconded the motion. Directors Lazaris and Sangrey abstained. Upon vote by the Directors, the motion passed (4 Yes-0 No).
- b. Director Slaven made a motion to accept the July 14, 2014 minutes as written. Director Kyle seconded the motion. Director Sangrey abstained. Upon vote by the Directors, the motion passed (5 Yes-0 No).

4. Reports –

- a. Executive Director – Presentation of June key performance indicators and financials.
- b. Architectural Review Committee – June report. The Architectural Committee is in the process of reviewing and updating the Architectural Application process and form to make the process more user-friendly.
- c. Homecare Subcommittee – July progress report update and discussion of a successful Home Care Community Meeting with the sub-HOA's held on July 16 with a follow up planned for August 13. The meetings focus on teamwork, identifying common opportunities, and best know solutions.
- d. Clubhouse Committee – July report
- e. Governance Committee – No report.
- f. Reserve Committee – July 2014 Reserve update presented.
- g. Finance Committee – July report.
- h. Common Property Committee – July report. It was agreed by the Board that the Gables proposed signage and encroachment matters would be added to the next Common Property meeting agenda.
- i. HR Committee – No report

- j. Nominating Committee – No report.
- k. Yard Debris Sub-Committee – No report.

5. Old Business –

- a. FAB Marketing – Executive Director Cook reported that MPHOA department heads were in the process of reviewing wireframe and “Look and Feel” designs with FAB Marketing. FAB is scheduled to present these designs to the Board in the August 11 Work Session.
- b. Untenanted Houses – Executive Director reported that as of July 29, all targeted cleanups of the untenanted houses had been completed.
- c. Summit of Mt. Park Tennis Court – No further report.
- d. Lake Oswego Summit – No further report on the status of the renovation plan.
- e. Clubhouse Entryway Brick Repair & Tuck Pointing – Director O’Connor spent time with the contractor to review and define all MPHOA masonry repair needs and would be sending revised bids.
- f. 29 Tanglewood Fence – Director Kyle reported that the fence had been taken down.
- g. Garage Sale/Open House Event Feedback – Feedback from staff and members was reviewed and discussed. It was discussed that we focus on a “Mt. Park Celebration” with attendance by Mt. Park residents only.
- h. Strategic Plan Progress – Deferred to the August 11th Board Work Session.

6. Resolutions

- a. **Employee Service Awards Program – The Board reviewed and discussed the suggested changes to the Mt. Park HOA Annual Employee Service Awards program. Director Kyle made a motion to accept the plan to be effect January 1, 2015. Director Lazaris seconded the motion the motion and upon vote by the Directors, the motion was passed unanimously.**

7. New Business

- a. CC&R Violations – Board Approval for Fine Assessment.
 - 1) Zupa, 37 Oriole – landscaping, roof/gutters – The Board agreed to assess an \$1,000 fine with 30 days to resolve the issues or another \$1,000 would be assessed.
 - 2) Massih Living Trust, 8 Becket – landscaping – The Board agreed to send the owners a “Thank You” letter for cleaning up the property.
 - 3) Mercer, 27 Spinosa – The Board agreed to assess a \$500 fine and insist on getting an Architectural Application or removal of the Driveway.
- b. **CDARS CD Rollover – Executive Director Cook reported that the current CDARS 1-year CD was due to expire on July 31, 2014. Director Sangrey made a motion to roll the expiring CD, principle and interest, over for another year. Director Kyle seconded the motion the motion and upon vote by the Directors, the motion was passed unanimously**

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



Secretary Treasurer