



Meeting Minutes Board of Directors Work Session August 11, 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, August 11, 2014. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, and Sangrey. Executive Director Cook was also present. Director Slaven was absent.

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

Appeals to the Board

1. Susan and Ken Hornung, 27 Tanglewood, attended the meeting to request a waiver of rules to retain their fence on MPHOA Common Property. The Hornung's reported that their fence had been on Common Property since 1969 and when they bought the house in 1981. The Board denied the request due to the fact that fence is significantly encroaching on Common Property and violates policy. The Board requested that the fence including footings, concrete, poles, and all items associated with the fence that has been erected on Common Property, be removed by October 1, 2014; however, the fence residing on private property may remain. It was also requested that once the fence is removed, the Hornung's must follow Mountain Park HOA Standards and submit an Architectural Application to be approved by the Architectural Committee prior to re-installing the fence on private property. The Board, per the Policy on Encroachment onto Adjacent Common Property, agreed to "grandfather" their historical use of common property for stairs and landscaping, subject to agreement of Mt. Park Board, so long as the encroachment only involves landscaping and the owners: 1) acknowledge Mountain Park Homeowner Association ownership of the Common Property and 2) follow the Maintenance Obligation described in Article X of the CC&Rs.

Old Business

1. FAB Marketing Website Design – FAB Marketing gave a "Look and Feel" presentation of the website. The Board selected green as the website's predominant color versus brown. The Board suggested that the "Welcome to Mountain Park" on the home page incorporate the MPHOA logo.
2. Employee Service Recognition Program - The Board reviewed a draft of a Mt. Park HOA Annual Employee Service Awards schedule and approved five 15-year awards and one 30-year award.
3. Home Care Thank You Letter – The Board reviewed and recommended revisions to the letter.
4. Strategic Plan Progress Review – Part A – The Board deferred this discussion to the next BOD Work Session.
5. 29 Tanglewood Encroachment – The Board agreed that owners of this property need to make a formal request to grandfather the encroachment of their hot tub on Common Property.
6. Yard Debris Task Force – Director Sangrey reported on the progress of the Yard Debris Task Force.

New Business

1. Fine Assessment

- a. Trull, 6 Peacock - The Board agreed to the assessment of a \$100 fine for the violation of standards and rules set forward in the Policy on Enforcement Control of the CC&R's in regards to landscape maintenance. The Board further agreed that if the violation(s) are not corrected by August 29, 2014, the owner would be subject to additional fines
- b. Willis, 206-208 Greenridge – 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 in regards to landscape maintenance, trailer in the driveway, and driveway moss. The Board further agreed that if the violation(s) are corrected by August 29, 2014, \$400 of the fine would be waived.
- c. The Board recommended that a database of fines be maintained to serve as a system for tracking the assessment of fines.

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



Secretary Treasurer