

# Mountain Park

*Nature's Neighborhood*

2015 Annual Meeting



# Agenda

- **Establish Quorum & Call to Order**
- Introduction of Directors
- Introduction of Staff
- Association Business:
  - Resolution Dedicating Net Revenue
  - Auditor Report
  - Nomination of Directors
  - Collection of Ballots
- State of the Association
- Results of Voting
- Questions & Comments
- Adjournment

**Russ O'Connor** **7:00pm**

Russ O'Connor 7:05pm

Carol Cook 7:10pm

Russ O'Connor 7:15pm

Nancy Hedrick 7:20pm

Ellen Lazaris 7:30pm

Ellen Lazaris/Staff 7:35pm

Carol Cook/Directors 7:40pm

Ellen Lazaris 8:20pm

Russ O'Connor 8:25pm

# Agenda

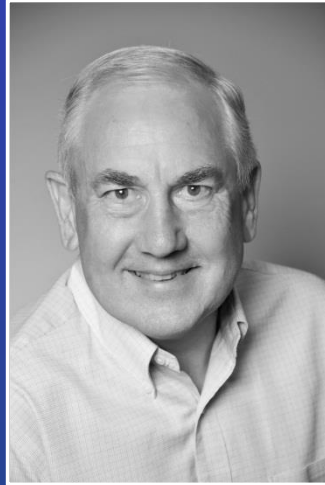
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# Board of Directors



Russ O'Connor, President



Dwight Sangrey, Vice President



Barry Dod, Secretary-Treasurer



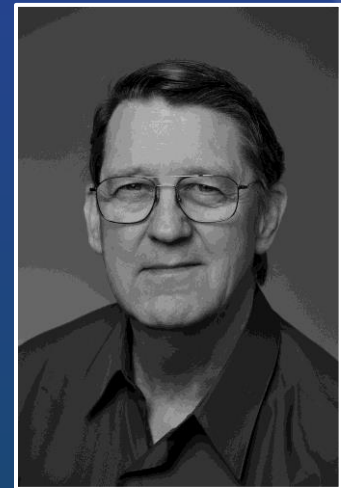
Barry Dod, Director



Ellen Lazaris, Director



Bob Price, Director



Richard Slaven, Director

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# State of the Association – Introduction of MPHOA Leadership Team



Carol Cook  
*Executive Director*



Danielle Braithwaite  
*Fitness/Aquatics/  
KidZone Director*



Melissa Browning  
*Events Manager*



Jon Hickman  
*Housekeeping Manager/  
Maintenance*



Lee Richmond  
*Accountant*



Cami Perry  
*Playschool Director*



Dave Sherrill  
*Member Services Manager*



Kevin Stohler  
*Landscape Manager*



Marcelino Soliz  
*CC&R Director*



Mike Vandehey  
*Maintenance Manager*

# Agenda

- Establish Quorum & Call to Order Russ O'Connor 7:00pm
- Introduction of Directors Russ O'Connor 7:05pm
- Introduction of Staff Carol Cook 7:10pm
- Association Business:
  - **Resolution Dedicating Net Revenue Russ O'Connor 7:15pm**
  - Auditor Report Nancy Hedrick 7:20pm
  - Nomination of Directors Ellen Lazaris 7:30pm
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# Resolution dedicating net revenue

WHEREAS, Mountain Park Home Owners Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon;

And

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

Now, THEREFORE, the members hereby adopt the following resolution by and on behalf of Mountain Park Home Owners Association:

**RESOLVED, that any excess membership income over membership expenses for the year ended December 31, 2015, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.**

This resolution is adopted and made part of the minutes of the annual meeting held on March 19th, 2015.



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# Auditor Report

Key Points will be listed

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# Nomination of Directors

Charles Aubin



Bob Price



Rick Slaven



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**Ellen Lazaris/Staff 7:35pm**

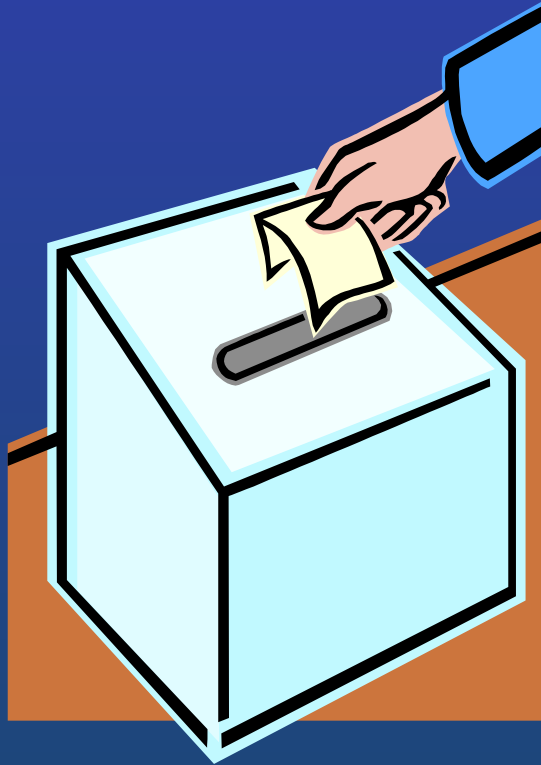
Carol Cook/Directors 7:40pm

Ellen Lazaris 8:20pm

Russ O'Connor 8:25pm



# Collection of ballots



# Agenda

- |                                     |                             |               |
|-------------------------------------|-----------------------------|---------------|
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| ▪ <b>State of the Association</b>   | <b>Carol Cook/Directors</b> | <b>7:40pm</b> |
| ▪ Results of Voting                 | Ellen Lazaris               | 8:20pm        |
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| ▪ Adjournment                       |                             |               |

# State of the Association – Four C's



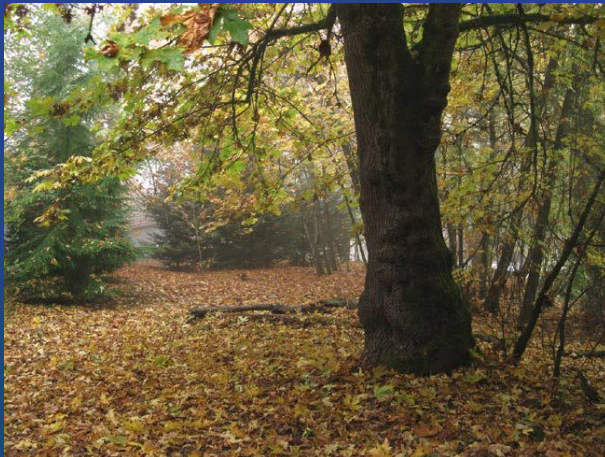
- Common Property
- Common Care
- Central Clubhouse
- Civic Governance

# Common Property

## The Vision

A scenic, landscaped, park-like setting enhanced by 185 acres of common property where native trees, shrubs, floral beds, monuments, walking paths, parks, playgrounds, and tennis courts draw people to the outdoors.

Our Common Property gives us access to “Nature’s Neighborhood”



# Common Property Highlights of 2014



## A. Implementation of Master Plan

1. Second phase of Large Tree Inventory & Software implementation
2. Playground Structure repair in Cellini and Touchstone Parks
3. New pathway installation at Lower McNary
4. Inventory & assessment of existing or needed park improvements
5. Removal of Invasive Plants/Replacement with Native Plants
6. Ongoing removal of irrigated Grass Strips

## B. Processes and Policies

1. Encroachment on Common Property – process development for identifying and addressing



# Common Care

- 2577 property owners
- 205 new homeowners in 2014
- Architectural Review Committee
  - Reviewed 197 Owner Requests
- Home Care Committee
  - Proactive vs. Reactive
  - Thank you letters as positive reinforcement
  - Sub HOA Forums



# Central Clubhouse

- Clubhouse -96,000 visits
- Events – 89 large events
- Playschool – Avg./Mo. 73 students
- Clubhouse Committee
- Cultural, social, educational activities – Guest Artists, Music Series, Holiday Party, Family Movie Night, 4<sup>th</sup> of July Parade, Open House, Contractor's Fair, Bridal Show



# Civic Governance

- Governance Committee
- Reserve Committee
- Finance Committee



# Governance Committee



- Goal in 2015 of refining the MPHOA Policy Manual



# 2014 Reserves Committee Projects

## Lobby Lighting



Before



After

## Breezeway Lighting



Before



After

## Lobby Restrooms

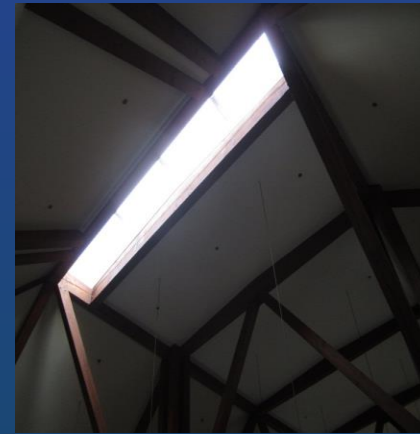


Before

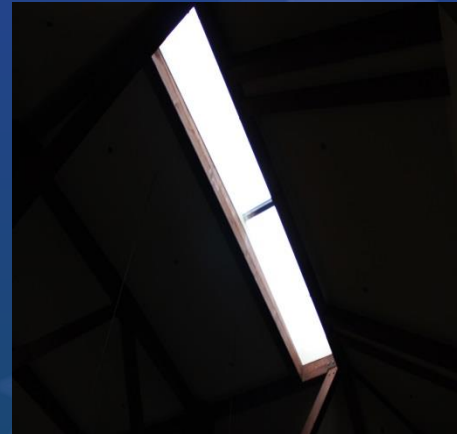


After

## Banquet Hall Skylight



Before



After



# 2014 Reserves Committee Projects

## Banquet Kitchen



Before



After

## Clubhouse Furniture



New Purchases

## Sport Court Floor Refinishing



Before



After

## Game Room Floor Refinishing



Before



After

# 2014 Reserves Committee Projects

**IN PROCESS**

Landscape Building Doors

Tunnel Lighting (10)



Before



After



Before



After

Asphalt Path – McNary (from Kerr to Cirque)



Before



After



# 2014 Reserves Committee Projects

## Cardio & Weight Equipment Replacement



# 2014 New Projects

## Pool Cleaning Equipment



## Basketball Hoops Game



## Benches and Picnic Table



## Portable Dance Floor



## Touchstone Park

## Cellini Park

## Current Parkay

## New Portable

# 2014 New Projects

## Exterior Piping Project

Increased Water Pressure in the  
Clubhouse from 36psi to 110psi



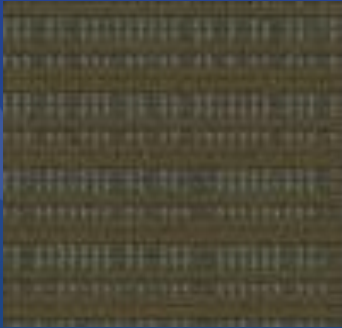
# 2015 Reserves Committee Projects

## Clubhouse Flooring Replacement

Current Carpet & Tile - Banquet Lounge & Lobby



Current Banquet Kitchen Vinyl



Carpet & Slate  
replacement



Marmoleum Replacement

# 2015 Reserves Committee Projects

Commercial Tile Cleaner  
New



Front Desk & WiFi Bar Replacement  
Current



New



# 2015 Reserves Committee Projects

Cardio Equipment



Playschool Playground Structure

Current



New





# 2015 Reserves Committee Projects

## Clubhouse Tuck Pointing



Current

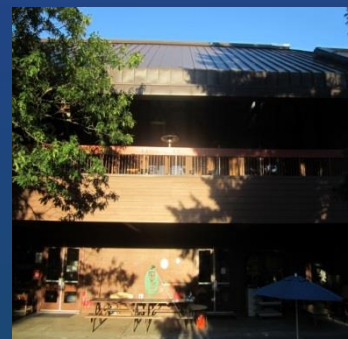
## Clubhouse Exterior Window Painting



## Clubhouse Bridge/Gutter Painting & Repair



Current



Current

# 2015 Reserves Committee Projects

## HVAC Distribution Cleaning



Cleaning of ducts in the main clubhouse, cardio room, sports court, pool, studios, and playschool

## Chlorination Pump Replacement



Current pumps for both pools and spa



# 2015 Reserves Committee Projects

Exterior Lighting – Touchstone & Nansen Summit



Current

RV Parking Lot Gate



Current



Proposed Replacement

# 2015 Reserves Committee Projects

Asphalt Pathway – Del Prado



Asphalt Pathway – Nansen Summit



Current



Current

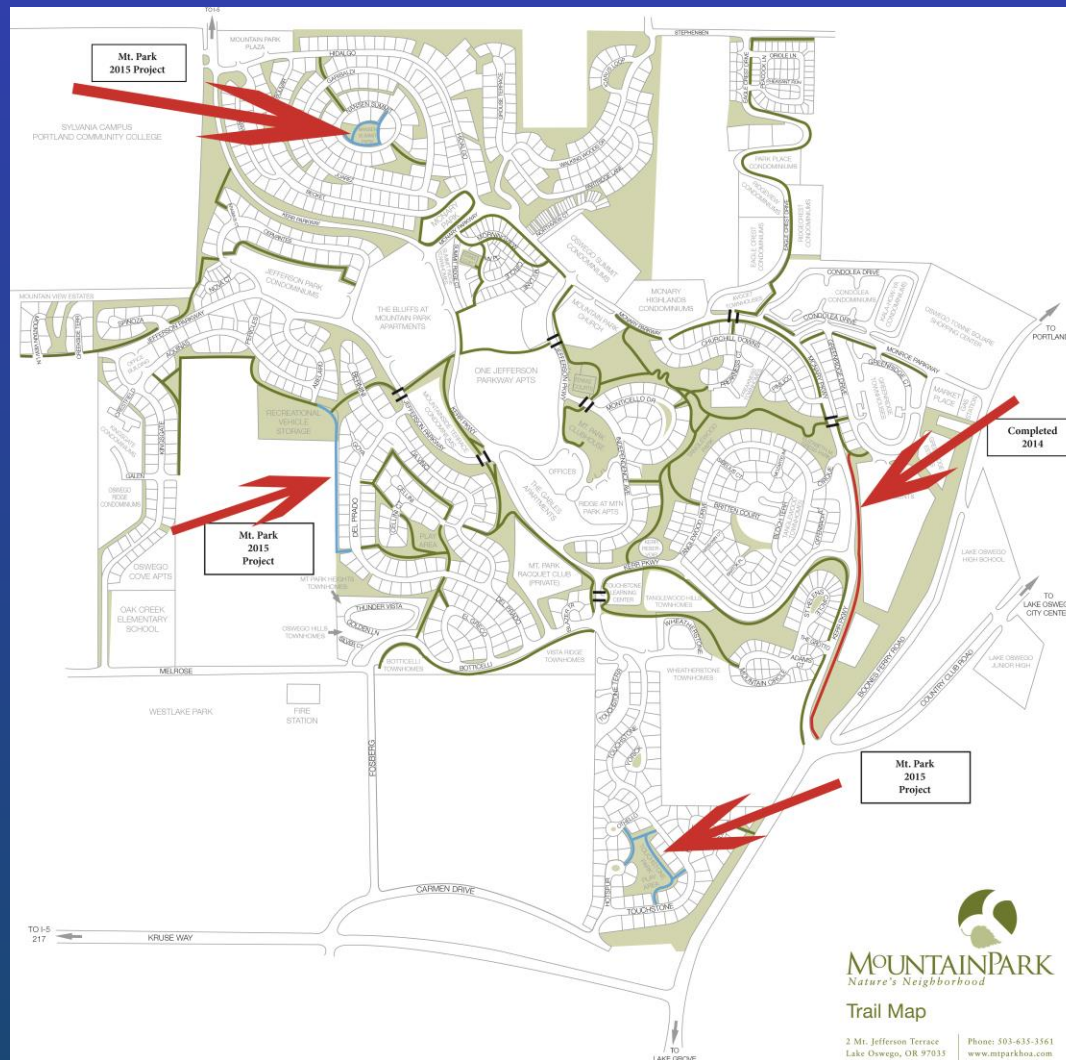
Asphalt Pathway – Touchstone



Current



# Trail improvements in progress



# 2014 Financial Highlights

Continued to recognize the Benefits of 2012 modified Construction loan

## Construction Loan Modification

Lender: First Citizen's Bank

Original Date of Note: December 10, 2008

Amended Loan Effective Date: May 10, 2012

Note Principal Balance (as of December 10, 2014): \$4,482,941

Note Matures: June 10, 2030

### Terms of the Loan:

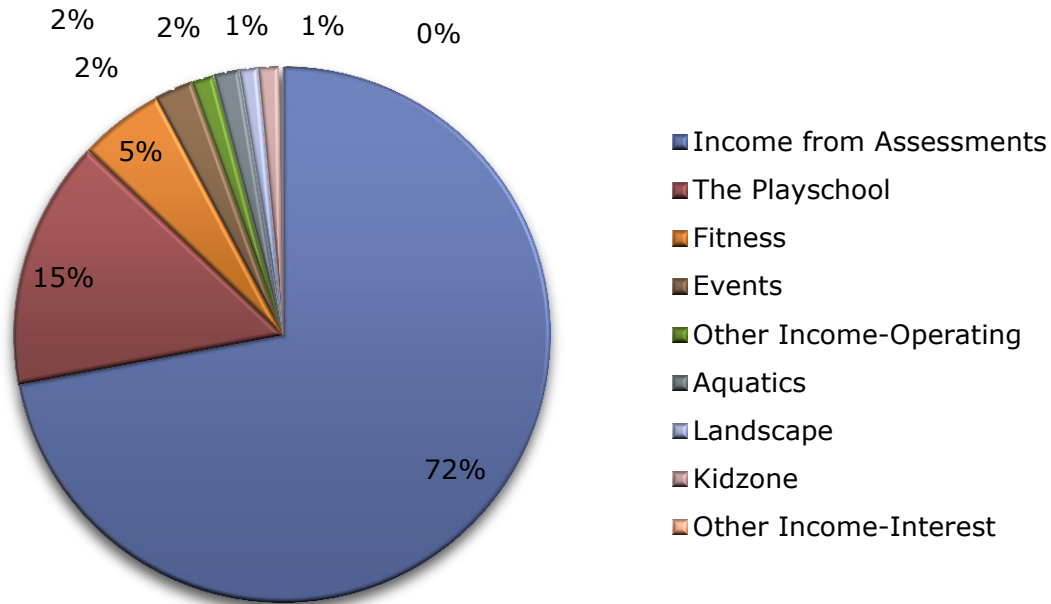
1. Modified Interest Rate as of December 10, 2014 – 4.95%
2. May change on December 10, 2016 and on that day every 3 years.
3. Change is based on an Interest Rate Index. (Index is the weekly average yield on US Treasury securities adjusted to a constant maturity of 3 years)
4. New interest rate calculation: 250 basis points (2.50%) to the current Index. Result will be rounded to the nearest one-eighth of 1 percentage point (.125%).
5. Interest Rate Floor: 4.95%  
Interest Rate Ceiling: 7.95%
6. Prepayment Penalty: 2% if loan paid off prior to 36 months or May 10, 2015. However, up to two times the monthly payments on the regular billing cycle may be paid without prepayment penalty.



# 2013 Financial Highlights



## 2013 Total Income \$3,180,930

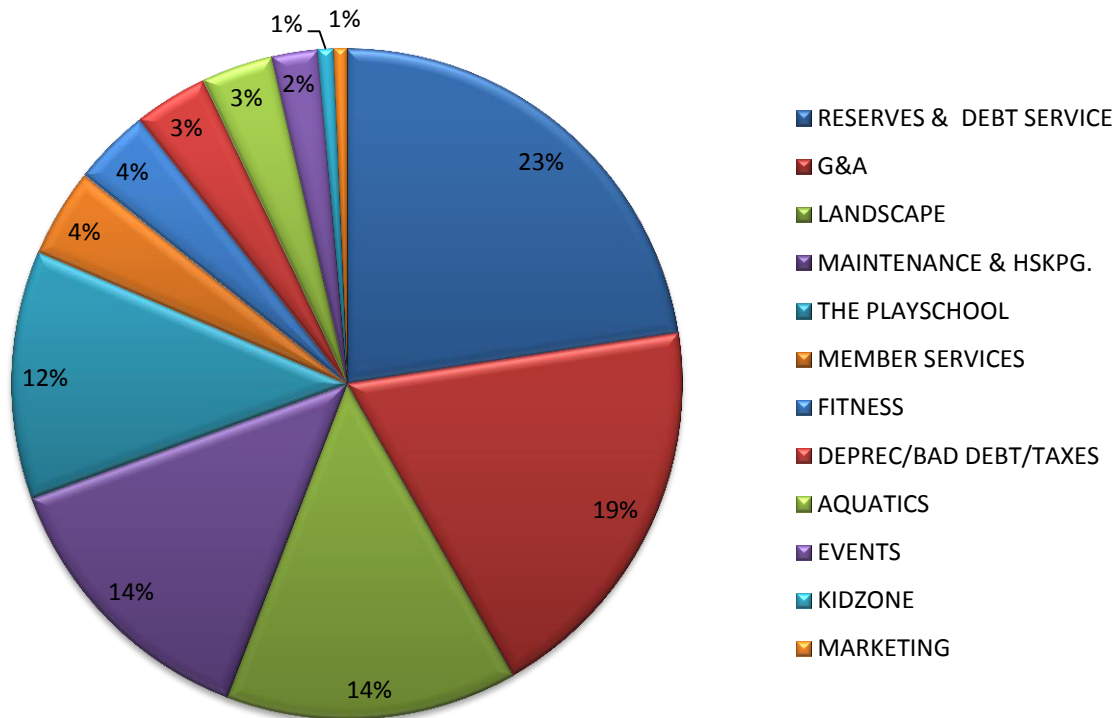




# 2013 Financial Highlights



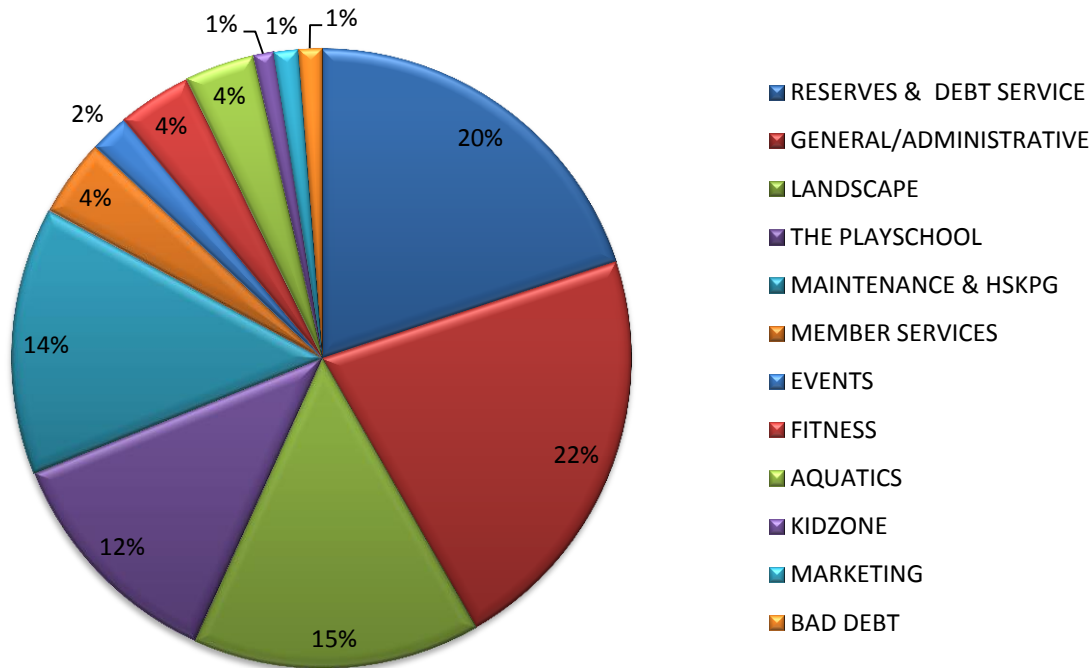
**How MPHOA Dollars Were Used in 2013**



# 2015 Budget Highlights



**How the \$3,315,588 MPHOA Budget Will Be  
Used in 2015**



Thank you MPHOA volunteers!



# Recognition of Retired Long-Serving Committee Members

Pat Benninghoff

Jan Campbell

Polly Gray

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# Vote Results



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# Questions & Comments

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