



## Meeting Minutes Board of Directors Meeting February 24, 2015, 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, January 24, 2015. Present at the meeting were Directors Dod, O'Connor, Kyle, Lazaris, Price, Sangrey, and Slaven. Executive Director, Carol Cook was also present.

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

1. **Executive Session** – The Board went into Executive Session from 7:00pm – 7:25pm).
2. Director Dod mad a motion to rescind the Resolution made in the January 27<sup>th</sup> Board meeting to approve the proposed amendments to clubhouse rules. Director Sangrey seconded the motion. Upon vote by the Directors, the motion passed (7 Yes-0 No).
3. **Appeals to the Board** - none
4. **Visitor Comments & Letters to the Board**
  - a. Marti Long, Steve Scharfstein, Suzen Safari, Kirk Ranzetta, and Erroyl Hawley attended the meeting to discuss the proposed clubhouse rule revisions that were approved by the Board in the January 27<sup>th</sup> Board meeting. Marti Long and Suzen Safari both request that the Board give more flexibility on the guest policy. The attendees asked the Board to clarify why the decision was made to change the age limit on children using the clubhouse unattended by an adult as well as asked to be notified in advance as to what changes are to be made and have an opportunity to discuss the changes. Director O'Connor explained that matter was brought up by staff for safety reasons and the Board did not realize that the Clubhouse must follow Fair Housing Rules. He further discussed that the Board had just unanimously voted to rescind the January 27<sup>th</sup> Resolution to approve the amended rules and the Board would work with the MPHOA attorney to review the current rules and the proposed rules to assure all met the standards of Fair Housing. The Board also agreed to take steps to assure the members were notified in advance and given an opportunity to discuss changes before implementation.
5. **Reading and approval of minutes–**
  1. Director Slaven made a motion to accept the January 27, 2015 minutes as written. Director Price seconded the motion. Upon vote by the Directors, the motion passed (7 Yes-0 No).
  2. Director Sangrey made a motion to accept the February 9, 2015 minutes as written. Director Lazaris seconded the motion. Upon vote by the Directors, the motion passed (7 Yes-0 No).

## 6. Reports –

1. Executive Director – January report. Director Lazaris requested a total of 2014 Clubhouse Events be added to KPI.
2. Architectural Review Committee – February report.
3. Homecare Subcommittee – February report.
4. Clubhouse Committee – February report. Director Slaven made a motion to appoint Sharon Ripley as a member of the Clubhouse Committee; Director Sangrey seconded the motion, and upon vote by Directors, the motion was passed unanimously.
5. Governance Committee – No report.
6. Reserve Committee – Reserves update February.
7. Finance Committee – February report.
8. Common Property Committee – February report.
9. HR Committee – No report
10. Nominating Committee – Verbal report.
11. Yard Debris Sub-Committee – February report.

## 7. Resolutions

- a. **Thank You to City of Lake Oswego for Fixing Kerr Parkway** – Director Sangrey made a motion for the MPHOA Board President to write a letter thanking the City of Lake Oswego for fixing Kerr Parkway. Director Kyle seconded the motion and upon vote by the Directors, the motion was passed unanimously.

## 8. Old Business –

- a. Annual Meeting Presentation – The Board reviewed the Annual Meeting Presentation and recommended adjustments.
- b. Staff Vacation Accruals Recommendation – The Board deferred the matter to the March Board Meeting.
- c. Code of Conduct - The Board deferred the matter to the March Board Meeting.
- d. Untenanted Houses – The Board deferred the matter to the March Board Meeting.
- e. Staff Update – Executive Director Cook updated the Board on staff changes.

## 9. New Business

- a. Violations Report – The Board reviewed the violation report and requested that the report be realigned to wipe off those resolved, move recently completed to the bottom, and active to the top of the page.
- b. Recommended Violations
  - 1) Johnson – 44 Touchstone – roof moss & algae – The Board agreed that there was nothing in the letter discussing a fine so no fine was assessed at this time.

- c. Communications – It was recommended that the Communications within Mt. Park be added to the next meeting agenda.

**Adjournment** – At 9:20pm, the meeting was adjourned.

  
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Secretary Treasurer