



Minutes

Annual Meeting

March 19, 2015, 7:00 p.m.

Pursuant to notice duly given the Annual Meeting of the Mountain Park Home Owners Association was held at the Mt. Park Clubhouse on March 19th, 2015, at 7:00 p.m. Directors Dod, Kyle, Lazaris, O'Connor, Price, Sangrey, and Slaven were present. Executive Director Cook was also present. There were approximately 80 members.

1. **Establish a Quorum** – President O'Connor called the meeting to order. Executive Director Carol Cook confirmed that the members in attendance and proxy votes exceeded the 257 votes necessary to establish a 10 percent quorum.
2. **Introductions** – President O'Connor introduced the Board of Directors and the Standing Committee Chairs. Executive Director Cook introduced the MPHOA Staff.
3. **Resolutions:**
 - a. **Resolution to have excess income applied to the following year's assessment** – Secretary/Treasurer Kyle presented the resolution regarding excess income applied to the following year's assessment. 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, 2014, 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.
 - b. **Resolution to receive formal recognition as a member of the City of Lake Oswego Neighborhood Association** – Vice-President Sangrey presented the following motion:
Mountain Park Homeowners Association values its relationship with the City of Lake Oswego and supports an active program of communication, cooperation and interaction with the City. The City of Lake Oswego Neighborhood Association is an important element of the relationship with the City and MPHOA desires formal recognition as a member of the program. In support of this recognition, the Members of MPHOA resolve as follows:
The geographic boundaries of Mountain Park, as represented on the attached map, are the boundaries proposed for the Mt. Park Neighborhood Association.

The Board of Directors for the Mountain Park Neighborhood Association will be the same as the Board of Directors of Mountain Park Homeowners Association.

The Board of Directors of the Mountain Park Neighborhood Association will appoint a Liaison to the City of Lake Oswego and the City's Neighborhood Association.

This resolution is adopted and made part of the minutes of the Annual Meeting held on March 19, 2015.

4. **Financial Report 2014** – Association auditor, Nancy Hedrick with Curry & McClain, p.s. Certified Public Accountants presented the financial report. It was the auditor's opinion that "the financial statements present fairly, in all material respects, the financial position of operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America."
5. **Nomination of Directors** – Director Lazaris introduced three candidates who were running for election. These included Bob Price, Richard Slaven, and Charles Aubin. There were no nominations from the floor.
6. **Collection of Ballots** – Voting closed at 7:50 p.m.
7. **2014 Year in Review** – Executive Director, Carol Cook, with the support of designated Board Directors, presented the year in review guided by the MPHOA vision statement of the 4C's (Central Clubhouse, Common Care, Civic Governance and Common Property) and included a discussion of the Proposed Mountain Park Yard Debris Collection Program, Reserves Projects completed and scheduled, Strategic Approach to MPHOA Budgeting, and Financial Highlights.
8. **Save the Dates:** Executive Director Cook reminded members to save the dates for:
Annual Garage Sale- Saturday, June 20 and Sunday, June 21
Member Appreciation Event – Saturday, July 25
9. **Thank You to MPHOA Volunteers** – Executive Director Cook thanked all the MPHOA volunteers and recognized three retired long-serving Committee Members: Pat Benninghoff, Jan Campbell, and Polly Gray.
10. **Results of Voting** – Director Lazaris reported a total of 455 or 18% of members voted in person or by proxy and that Incumbent Directors Bob Price and Richard Slaven were elected to fill the two Director positions. Results were as follows: 202 votes for Charles Aubin, 294 Votes for Bob Price, 336 votes for Richard Slaven, and 10 votes for other candidates.
11. **Questions and Answers** – The Board and ED Cook answered questions from members in the audience for 30 minutes. All questions were answered with the exception of cybersecurity as the information was not readily available. Executive

Director Cook agreed to contact MPHOA's contracted IT company to address cybersecurity and this information would be shared with the members.

12. **Adjournment** – The 2015 Annual Meeting of the Mountain Park Home Owners Association was adjourned at 9:00 p.m.

A handwritten signature in black ink, appearing to be 'M. A.', written over a horizontal line.

Secretary Treasurer