



Meeting Minutes Board of Directors Work Session October 13, 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, October 13, 2014. Present at the meeting were Directors Dod, Kyle, Lazaris, O'Connor, Price, Slaven, and Sangrey. Executive Director Cook was also present.

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

Appeals to the Board - none

Work Session – 2015 Reserves Project Review

1. The Board reviewed and discussed the current Mandatory Reserves and New Capital subaccount balances as well as January 2015 projections.
2. The Board reviewed and discussed the proposed 2015 Reserves Projects as well as the recommendations of the Finance Committee. Director Dod made a motion that the Board approve the proposed projects and a Reserves Budget of \$438,460 for 2015. Director Sangrey seconded the motion and upon vote by the Directors the motion was unanimously passed.
3. The Board reviewed and discussed the New Capital Budget for 2015. Director Sangrey made a motion to expend the proposed New Capital Budget of \$31,980 in 2014 since the current balance in the New Capital Subaccount was projected to be \$52,000 at year-end. Director Dod seconded the motion and upon vote by the Directors the motion was unanimously passed.

Work Session – Strategic Plan Progress Review

The Board reviewed and discussed the 2014 Strategic Plan Tracking Tool. It was agreed that the MPHOA Staff would draft the 2015 Strategic Plan to be presented to the Board for input in the November Work Session.

Old Business

1. Encroachment on Common Property – The Board discussed and agreed to target first quarter 2015 to work on proposed recommendations for addressing infrastructure encroachment issues on an individual basis. It was reported that our attorneys are willing to assist the association in the preparation of public documents as needed. It was also discussed that flag lot and driveway encroachments on Common Property could be handled by adding further clarification in our Policy on Enforcing CC&R's regarding responsibilities for maintenance.

New Business

1. Hiring MPHOA homeowners – The Board discussed the pros and cons of changing the MPHOA policy of not hiring homeowners due to the potential conflicts of interest. The Board agreed to give the matter further discussion at the next Board of Directors meeting.

2. Violations and Fine Assessment

- a. 1 Oriole Lane – moss and algae on gutters – The Board agreed that the previously assessed fine of \$50 would remain and an additional fine of \$100 would be assessed if the problem was not fixed by November 1, 2014.
- b. 44 Touchstone – algae/moss on roof and basketball hoop – The Board agreed to assess a \$150 fine. The fine would increase to \$250 if the work was not completed by November 1, 2014.
- c. 149 Kingsgate – siding in need of repair painting- The Board agreed to assess a \$100 fine. If the work was not completed by December 1, 2014, the fine would increase to \$250.
- d. 9 Eagle Crest – mailboxes – The Board approved a fine of \$303 to cover the costs of replacing the 4 discolored mailboxes.

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



Secretary/Treasurer