



## Meeting Minutes Board of Directors Meeting April 28, 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, April 28, 2015. Present at the meeting were Directors Dod, O'Connor, Kyle, Price, Sangrey, and Slaven. Executive Director, Carol Cook was also present. Director Lazaris was absent.

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

### 1. Appeals to the Board

- a. Ian McEwen, Andrew Bryson, Brendon Croteau, and Rena Alexander attended the meeting to appeal the Clubhouse Committee's warning letter to Ian McEwen and Andrew Bryson for behavior unbecoming of a member. The attendees gave their account of the incident. After much discussion, the Board agreed to remove the warning letter from their files contingent of their commitment to be respectful to staff and members going forward.

### 2. Visitor Comments & Letters to the Board

- a. Robert Brost – 8 Nansen Summit – attended the meeting to discuss his CC&R Violation Letter. The MPHOA Board of Directors agreed to suspend a fine on the condition that a written plan was submitted by May 15, 2015 addressing resolution of the property's compliance issues, including the failing deck and window sills, moss on siding, and yard maintenance.
- b. Ryan Johnson – 44 Touchstone - attended the meeting to discuss his CC&R Violation Letter. The MPHOA Board of Directors agreed to suspend a fine on the condition that a written plan was submitted by May 15, 2015 addressing resolution of the property's compliance issues, basketball hoop, driveway, clutter, moss on roof, and fence replacement. The Board also reminded Ryan that an Architectural Application for the fence would need to be submitted.

### 3. Reading and approval of minutes–

- a. Director Slaven made a motion to accept the March 16, 2015, March 19, 2015- Annual Meeting, March 19, 2015- Board Meeting, April 6, 2015, and April 13, 2015 minutes as written. Director Sangrey seconded the motion. Upon vote by the Directors, the motion passed (6 Yes-0 No).

### 4. Reports

1. Executive Director – March KPI; February and March financial reports were deferred to next meeting.

2. Architectural Review Committee – March, April reports were deferred to the next meeting. Director Price did mention that the Committee was working on quantifying the roof criteria in the policy.
3. Homecare Subcommittee – April report was deferred to the next meeting.
4. Clubhouse Committee – March, April reports were deferred to the next meeting.
5. Governance Committee – No report.
6. Reserve Committee – April Reserves update was deferred to the next meeting.
7. Finance Committee – No report.
8. Common Property Committee – April report was deferred to the next meeting.
9. Nominating Committee – Verbal report.
10. Yard Debris Sub-Committee – April report was deferred to the next meeting.

**5. Resolutions**

- a. **Common Property Easement Policy**– The Common Property Easement Policy was reviewed and discussed. Director Sangrey made a motion for the MPHOA Board to approve the Easement Policy. Director Dod seconded the motion and upon vote by the Directors, the motion was passed unanimously.

**6. Work Session**

- a. Clubhouse Rules – The Board reviewed the most current draft of the revised Clubhouse Rules and recommended changes. It was agreed that once the recommended changes were made, the rules would be submitted to our attorney for review. Once reviewed by the attorney, the final draft would be resubmitted to the Clubhouse Committee and the MPHOA Board for approval.

**7. Old Business**

- a. Cybersecurity Update & Proposal was deferred to the next meeting.
- b. Staff Vacation Accruals Recommendation was deferred to the next meeting.

**8. New Business**

- a. Violations Report – The Board deferred review until the next meeting.
- b. Recommended Violations
  - 1) 7 Marsaryk – moss/algae on the siding – The Board agreed to assess the conditional fine of \$1,000 due to the fact that the owner had not responded to any violation letters.

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

Secretary Treasurer