



## Meeting Minutes Board of Directors Meeting June 23, 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, June 23, 2015. Present at the meeting were Directors Dod, Kyle, O'Connor, 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** – none.
2. **Visitor Comments & Letters to the Board** – none.
3. **Reading and approval of minutes**–
  - a. Director Kyle made a motion to accept the May 26, 2015 minutes as amended. Director Slaven seconded the motion. Upon vote by the Directors, the motion passed (5 Yes-0 No). Director Dod abstained.
4. **Work Session** – The Board reviewed and recommended revisions to the Policy on Enforcement Control of the CC&R's. A revised draft of the policy will be presented at the next meeting.
5. **Reports**
  - a. Executive Director – May KPI and May financial report was deferred until the next meeting.
  - b. Architectural Review Committee – June report was deferred until the next meeting.
  - c. Homecare Subcommittee – June report was deferred until the next meeting.
  - d. Clubhouse Committee – June report was deferred until the next meeting.
  - e. Governance Committee – No report.
  - f. Reserve Committee – May Reserves update. The Board agreed to discuss the smoking policies in parks at the next meeting.
  - g. Finance Committee – No report.
  - h. Common Property Committee – June report was deferred until the next meeting; however, Director Sangrey gave a briefing on the Metro proposal for a watershed restoration project in Tanglewood Park.
  - i. Yard Debris Sub-Committee – June report was deferred until the next meeting.
6. **Old Business**
  - a. Cybersecurity Update was deferred until the next meeting.

- b. Communications within Mt. Park – Discussion was deferred until the next meeting.
- c. Code of Conduct – Discussion was deferred until the next meeting.
- d. Clubhouse Seismic Evaluation – Discussion was deferred until the next meeting.
- e. Aquatics Lifeguard Strategy - Discussion was deferred until the next meeting.
- f. Smoking in Parks – Director Price made a motion to approve no smoking in Mt. Park HOA Common Property and the placing of “No Smoking” signs in parks and other Common Property areas. Director Sangrey seconded the motion and upon vote by the Directors, the motion was passed unanimously.

## 7. New Business

- a. Violations – follow up/action
  - 1) 44 Touchstone – basketball hoop in disrepair, moss on roof, driveway clutter – The MPHOA Board of Directors reviewed and accepted the compliance plan submitted on June 15<sup>th</sup> as follows: Remove basketball hoop by July 15, 2015; Remove weeds, trim bushes, and general cleanup of the front yard by July 15, 2015; Talk to neighbor about fence repair and submit plan to be approved by the Architectural Committee by September 15, 2015. Pressure wash driveway, sidewalk, and front of house as well as organize the garage by July 15, 2015. Clean roof by July 30, 2015.
  - 2) 8 Nansen Summit – failing deck & window sills; moss on siding, driveway; yard maintenance- The MPHOA Board of Directors reviewed and discussed the letter submitted by the owner on June 16, 2015 to address resolving the property’s compliance issues. Director Dod made a motion that a fine of \$2,000 be assessed; however, the fine would be rescinded if the compliance issues, including failing deck and window sills, moss on siding and driveway, and yard maintenance were addressed and resolved by September 30, 2015. Director Kyle seconded the motion and upon vote by the Directors, the motion was passed unanimously.
  - 3) 288-294 Cervantes – siding moss/disrepair; tree/shrub maintenance; yard maintenance - Director Sangrey made a motion that a fine of \$2,000 be assessed since they failed to respond to a Violation Letter sent on June 17, 2015; however, the fine would be rescinded if the compliance issues, siding moss/disrepair; tree/shrub maintenance; yard maintenance were addressed and resolved per the CC&R Director’s satisfaction by June 29, 2015. Director Price seconded the motion and upon vote by the Directors, the motion was passed unanimously.
  - 4) 1 Oriole – siding moss/disrepair - Director Sangrey made a motion that a fine of \$500 be assessed since they failed to respond to a Violation Letter sent on June 19, 2015; however, the fine would be rescinded if the compliance issues, siding moss/disrepair were addressed and resolved per the CC&R Director’s satisfaction by June 30, 2015. Director Dod seconded the motion and upon vote by the Directors, the motion was passed unanimously.
- b. Compliance Status Report for Oriole Lane areas was reviewed and discussed by the Board.

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

  
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Secretary Treasurer