

Mountain Park

Nature's Neighborhood

2014 Annual Meeting



Agenda

- **Establish Quorum & Call to Order** Russ O'Connor
- Introduction of Directors Russ O'Connor
- Association Business:
 - Resolution Dedicating Net Revenue Russ O'Connor
 - Auditor Report Nancy Hedrick
 - Nomination of Directors Ellen Lazaris
 - Collection of Ballots Ellen Lazaris/Staff
- State of the Association Carol Cook/Directors
- Results of Voting Ellen Lazaris
- Questions & Comments Russ O'Connor
- Adjournment

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Russ O'Connor

Russ O'Connor

Russ O'Connor

Nancy Hedrick

Ellen Lazaris

Ellen Lazaris/Staff

Carol Cook/Directors

Ellen Lazaris

Russ O'Connor

Board of Directors



Russ O'Connor, President



Dwight Sangrey, Vice President



Barry Dod, Secretary-Treasurer



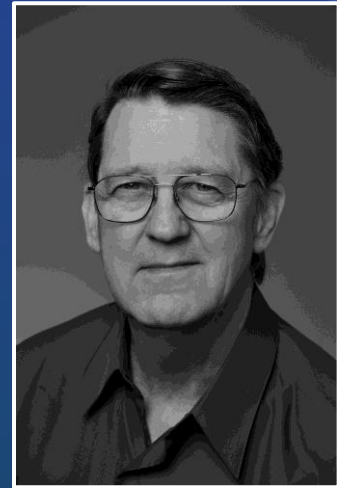
Chip Kyle, Director



Ellen Lazaris, Director



Bob Price, Director



Richard Slaven, Director

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Resolution dedicating net revenue

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 13th, 2014.

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Auditor Report



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Nomination of Directors

Russ O'Connor



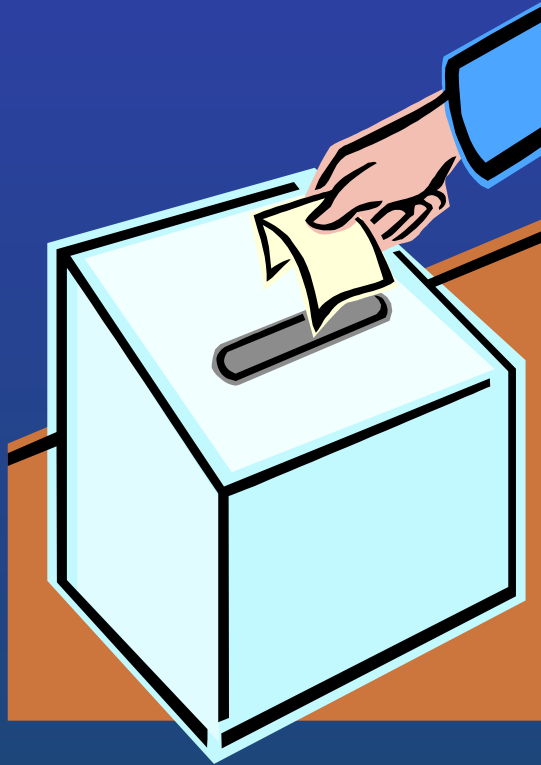
Dwight Sangrey



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Collection of ballots



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Russ O'Connor

Russ O'Connor

Russ O'Connor

Nancy Hedrick

Ellen Lazaris

Ellen Lazaris/Staff

Carol Cook/Directors

Ellen Lazaris

Russ O'Connor

State of the Association – Introduction of MPHOA Leadership Team



Carol Cook
Executive Director



Rena Alexander
Fitness Director



Melissa Browning
Events Manager



Jon Hickman
*Housekeeping Manager/
Maintenance*



Paula Lopez
Bookkeeper



Cami Perry
Playschool Director



Dave Sherrill
Member Services Manager



Kevin Stohler
Landscape Manager



Christina Thomas
CC&R Director



Mike Vandehey
Maintenance Manager

State of the Association – Four C's



- Common Property
- Common Care
- Central Clubhouse
- Civic Governance

Common Property

The Vision

A scenic, landscaped, park-like setting enhanced by 185 acres of common property where native trees, shrubs, floral beds, monuments, walking paths, parks, playgrounds, and tennis courts draw people to the outdoors.

Our Common Property gives us access to “Nature’s Neighborhood”



Common Property Highlights of 2013



A. Implementation of Master Plan

1. Replaced and updated Monument Signage
2. First phase of Large Tree Inventory
3. Ongoing removal of irrigated Grass Strips
4. Removal of Invasive Plants/Replacement with Native Plants
5. Worked w/City of Lake Oswego Art Council

B. Processes and Policies

1. Finalized Common Property Work Request Process
2. CPWR – View Pruning
3. CPRW – Hearing process
4. Encroachment on Common Property

Common Care

- 2577 property owners
- 186 new homeowners in 2013
- Architectural Review Committee
 - Reviewed 223 Owner Requests
- Compliance Committee
 - Proactive vs. Reactive
 - Ad Hoc Home Care Committee



Central Clubhouse

- Clubhouse - 104,606 visits
- Events – 81 large events
- Playschool – Avg./Mo. 73 students
- Clubhouse Committee
- More cultural, social, educational activities – Guest Artists, Music Series, Holiday Party, Basketball Leagues, Dodge Ball, Open House, Contractor's Fair, Bridal Show



Civic Governance

- Governance Committee
- Reserve Committee
- Finance Committee



Governance Committee



- Goal in 2014 of refining the MPHOA Policy Manual

2013 Reserves Committee Projects

Lobby Lighting



Before



After

Breezeway Lighting



Before



After

Lobby Restrooms



Before

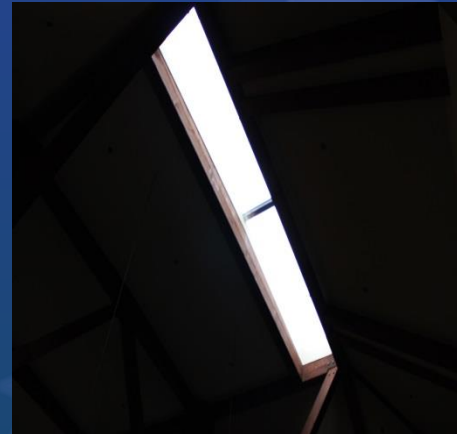


After

Banquet Hall Skylight



Before



After

2013 Reserves Committee Projects

Exterior Windows-Studio 2/Game Room



Before



After

Cardio Equipment



New Purchases

Tennis Courts



Before



After

Tennis Court Parking Lot



Before



After

Library Drop Box Coming 2014

2013 Reserves Committee Projects

Asphalt Pathway - Monroe



Before



After

Monument Logos



Before



After

Landscape Equipment



Newly Purchased

2013 Reserves Committee Projects

Playschool Kitchen Remodel

Before



After



2014 Reserves Committee Projects - Completed

Banquet Kitchen



Before



After

Clubhouse Furniture



New Purchases

Sport Court Floor Refinishing



Before



After

Game Room Floor Refinishing



Before



After

2014 Reserves Committee Projects

COMPLETED

Landscape Building Doors



Before



After

IN PROCESS

Tunnel Lighting (10)



Current



Replace w/LED Wet Location Striplight

IN PROCESS

Asphalt Path – McNary
(from Kerr to Cirque)



IN PROCESS

Cardio & Weight Equipment Replacement



2013-2014 New Capital Projects

Pool Cleaning Equipment



Primary Computer Server



Basketball Scoreboard



Basketball Hoops Game

Coming Soon



SYLVANIA CAMPUS
PORTLAND COMMUNITY COLLEGE

TO I-5
217

KRUSE WAY

WESTLAKE PARK

FIRE STATION

TO I-5

TO PORTLAND

TO LAKE OSWEGO CITY CENTER

TO LAKE OSWEGO JUNIOR HIGH

TO LAKE OSWEGO HIGH SCHOOL

Completed 2013

Mt. Park Project for 2014

City of Lake Oswego Kerr Parkway Project 2014

MOUNTAIN PARK
Nature's Neighborhood

Trail Map

2 Mt. Jefferson Terrace
Lake Oswego, OR 97035

Phone: 503-635-3563
www.mtparkhoa.com

2013 Financial Highlights

Continued to recognize the Benefits of 2012
\$5,124,117 Construction loan modified with
Interest rate decrease; \$63,000 in savings each year



Construction Loan Modification

Lender: First Citizen's Bank

Original Date of Note: December 10, 2008

Amended Loan Effective Date: May 10, 2012

Note Principal Balance (as of December 10, 2013): \$4,530,420

Note Matures: June 10, 2030

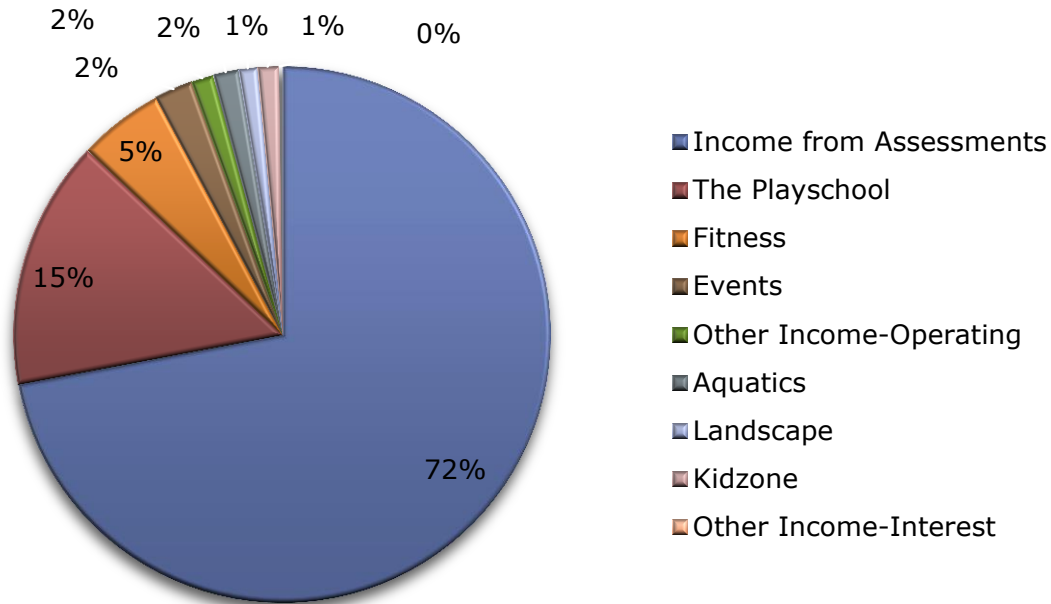
Terms of the Loan:

1. Modified Interest Rate as of December 10, 2013 – 4.95%
2. May change on December 10, 2016 and on that day every 3 years.
3. Change is based on an Interest Rate Index. (Index is the weekly average yield on US Treasury securities adjusted to a constant maturity of 3 years)
4. New interest rate calculation: 250 basis points (2.50%) to the current Index. Result will be rounded to the nearest one-eighth of 1 percentage point (.125%).
5. Interest Rate Floor: 4.95%
Interest Rate Ceiling: 7.95%
6. Prepayment Penalty: 2% if loan paid off prior to 36 months or May 10, 2015. However, up to two times the monthly payments on the regular billing cycle may be paid without prepayment penalty.

2013 Financial Highlights



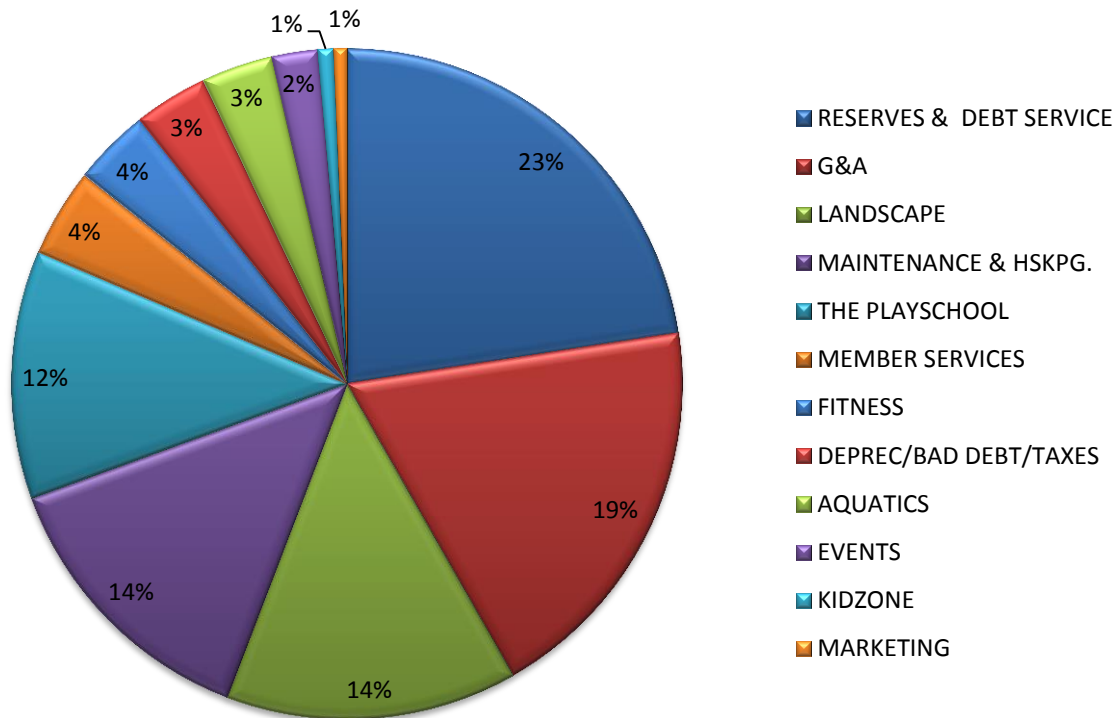
2013 Total Income \$3,180,930



2013 Financial Highlights



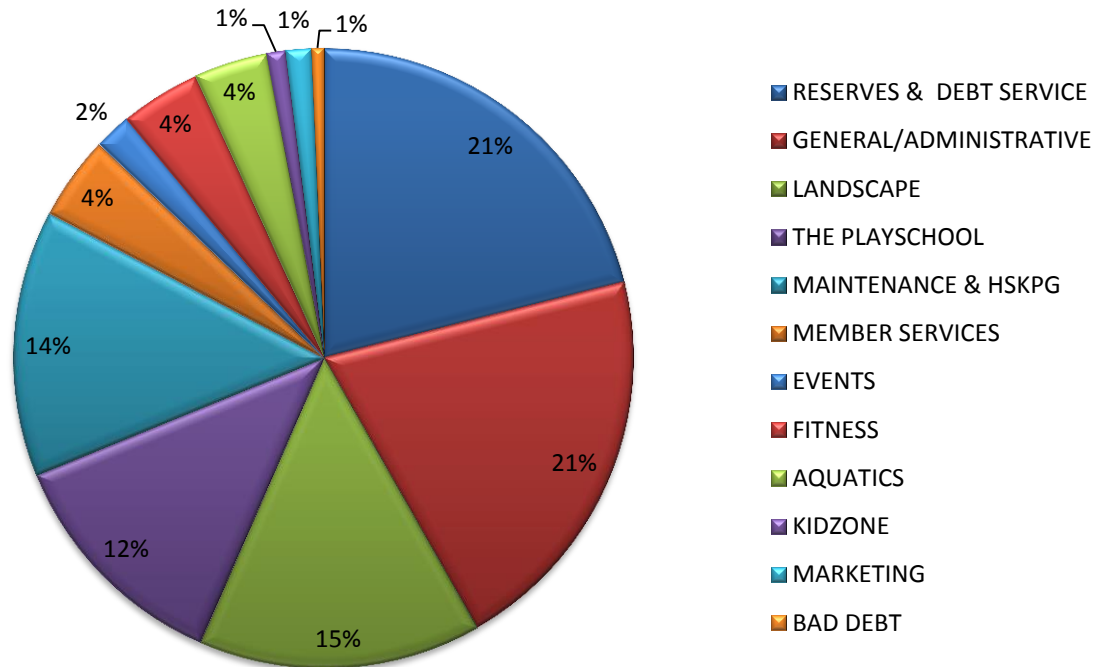
How MPHOA Dollars Were Used in 2013



2014 Budget Highlights



**How the \$3,188,620 MPHOA Budget Will Be
Used in 2014**



Thank You First Citizens Bank



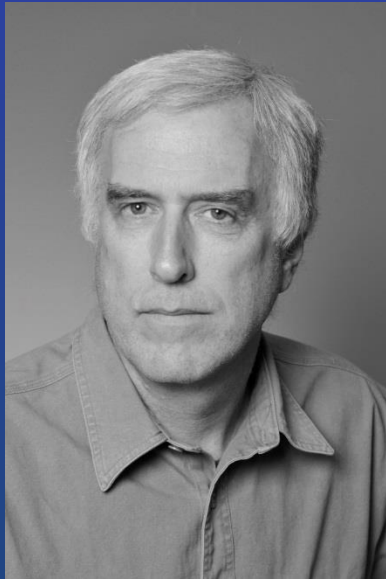
SAVE THE DATE!



Thank you MPHOA volunteers!



Recognition of Retired Board Members



Rob Barton



Luigi Bogni



Barbara Heisler

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Vote Results

Russ O'Connor



Dwight Sangrey



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