



Minutes Annual Meeting March 16, 2016, 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 16th, 2016, 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 95 members in attendance.

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, 2015, 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 16th, 2016.
4. **Financial Report 2015** – Association auditor, Doug McLain 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 Price introduced four candidates who were running for election. These included Chip Kyle, Eleanor Kurtus, Ellen Lazaris, and Roger Leo. There were no nominations from the floor.
6. **Collection of Ballots** – Voting closed at 7:30 p.m.

7. **2015 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 Yard Debris Program, Social Events, Mt. Park Neighborhood Association, Reserves Projects completed and scheduled, and Financial Highlights.
8. **Thank You to MPHOA Volunteers** – Executive Director Cook thanked all the MPHOA volunteers and recognized retired long-serving volunteer. Barry Dod was recognized for serving as a Board Director from March 2010 to March 2016, Board Secretary/Treasurer from March 2011 to March 2014, Clubhouse Committee Board Liaison from March 2010 to April 2013, and Finance Committee member from March 2010 to Present. Curt Shaffstall was recognized for servicing the Architectural Committee as Chair from March 2007 to October 2015.
9. **Results of Voting** – Director Price reported that a total of 448 or 17% of members voted in person or by proxy and that Incumbent Directors Chip Kyle and Ellen Lazaris as well as Eleanor Kurtus were elected to fill the three Director positions. Results were as follows: 328 votes for Eleanor Kurtus, 335 Votes for Chip Kyle, 334 votes for Ellen Lazaris, 238 votes for Roger Leo, and 6 votes for other candidates.
10. **Questions and Answers** – The Board and Staff answered questions from members in the audience for 30 minutes. All questions were satisfactorily answered
11. **Adjournment** – The 2016 Annual Meeting of the Mountain Park Home Owners Association was adjourned at 8:30 p.m.


Secretary Treasurer