



Meeting Minutes Board of Directors Meeting October 12, 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 Monday, October 12, 2015. Present at the meeting were Directors Dod, Lazaris, Kyle, O'Connor, Price, Sangrey and Slaven. Executive Director, Carol Cook was also present.

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

- a. 138 Del Prado – The homeowner attended and updated the Board on the progress on completion of his remodel project. He reported that he was still awaiting approval from the City of Lake Oswego as well as did not know the status of his MPHOA Architectural Application on building to land ratio. It was agreed that the homeowner would clean up all debris on the side of his house and Director Price would get clarity of the status of the Architectural Application.

3. Reading and approval of minutes–

- a. Director Sangrey made a motion to accept the September 29, 2015 minutes as amended. Director Dod seconded the motion. Upon vote by the Directors, the motion passed (6 Yes-0 No). Director Price abstained.

4. Resolutions

- a. Revision of Policy on Enforcement Control of the CC&R's - Director Sangrey made a motion to approve the revised Policy to address on property portable units. Director Lazaris seconded the motion and upon vote by the Directors, the motion passed unanimously.
- b. Approval of Currie & McLain's Letter of Intent to perform MPHOA's audit and tax services for 2015 – The Board discussed the proposal, noting that the costs would be the same as last year. The Board also wanted to assure that Currie & McLain were informed that the Association would like a cost estimate in advance, included hourly billing rate on all work performed outside the scope of the Letter of Intent. Director Kyle made a motion to approve Currie & McLain's Letter of Intent for 2015. Director Slaven seconded the motion and upon vote by the Directors, the motion was passed (5 Yes-1 No). Director Sangrey opposed.

5. Old Business

- a. Untenanted Houses Strategy – Executive Director Cook reported that per the Board's request, MPHOA's attorney was asked to proceed with foreclosure on 9 Juarez.
- b. Follow up on Compliance Issues

- 1) 13 Mountain Circle – The Board reviewed the plan submitted to resolve the compliance issues on the property and asked that letter be submitted to the owner informing that the Board appreciated the written plan but that if substantial resolution was not achieved by October 26th, the \$250 fine would be assessed.
 - 2) 33 Churchill Downs – The Board accepted the proposal from the owner’s attorney to withdraw the \$500 fine the property met compliance by October 26th template for a Resolution for Collection of Unpaid HOA Assessments by Vial Fotheringham
- c. Assessment Payment Timelines – The Board reviewed a proposed example from Vial Fotheringham of a Resolution for Collection of Unpaid HOA Assessments. Director Sangrey made a motion to accept the outline with would incorporate MPHOA’s CC&R requirements as well as proposed changes from the Board. Director Dod seconded the motion and upon vote by the Directors, the motion passed unanimously.

6. New Business

- a. 2016 Strategic Plan Draft – The Board reviewed, discussed, and recommended changes to the draft.
- b. Finance Committee Meeting – Director Kyle asked the Finance Committee to proceed in scheduling a meeting the following week to review the 2016 Proposed Reserves Projects. Director Kyle would be unable to attend but asked Director Dod to Chair the meeting.
- c. Clubhouse Member Services Software Evaluation Update – Director Kyle made a motion to approve an expenditure of \$6,000 per year to implement a new member services software program as well as another potential \$1700 if the Abacus contract could not be terminated timely. Director Sangrey seconded the motion and upon vote by the Directors, the motion passed unanimously.
- d. Oregon Employee Sick Leave Mandate – was deferred to the next meeting.
- e. City of Lake Oswego Street Lights – the Board briefly discussed issue of consistency in street lighting installed by the City. It was agreed to put the topic on the agenda for the following meeting.
- f. Input from the Members – Director Sangrey reported that members felt that we needed a more definition of “Responsible Party” as described in the Clubhouse Rules. It was discussed that the term was recommended by the attorneys involved with helping us comply with HOA rules, but would be further checked into.

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


Secretary Treasurer