



## Meeting Minutes Board of Directors Meeting October 25, 2016, 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, October 25, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Price, Slaven, and Sangrey. Executive Director, Carol Cook was also present. New Fitness Director, Anna Johnson, attended the meeting to be introduced to the Board. CC&R Director, Marcelino Soliz attend the meeting for discussions regarding Park Place Condos.

**Call to Order** - The meeting was called to order by President Sangrey at 6:55PM.

**1. Appeals to the Board** – none.

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

- a. Park Place Condo Board representatives attended the meeting per the request of the Mt. Park Board to discuss their Home Care issues. The Board asked that Park Place present their plan to correct the issues with reasonable timelines. The CC&R Director agreed to give Park Place Condos guidance as needed.

**3. Reading and approval of minutes**

Director Kyle made a motion to accept the October 10, 2016 minutes as amended. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director Price abstained.

**4. Reports**

- a. Executive Director – September financials KPI reported.
- b. Architectural Review Committee – October report. Director Price reported that the Committee met with Park Place Condos and helped them understand the Architectural Review process. He also reported that 107 Kingsgate's application was approved as the owner proposed to use a MPHOA certified roof product.
- c. Home Care Committee – October Untenanted Houses, Fine/Assessments; Condo/TH Home Care Status reports were reviewed. Director O'Connor reported that 29 Becket was off the list as the house had been sold. Director O'Connor also reported that the CC&R Director is doing a good job of addressing Condo and Townhome Home Care issues.
- d. Clubhouse Committee – no report
- e. Reserve Committee – October Reserves update. Director O'Connor reported that he will be stepping down from the Reserves Committee as we currently have two Board members.
- f. Finance Committee – no report.
- g. Common Property Committee – no report.

## 5. Old Business

- a. 9 Juarez Foreclosure - Director Price reported that the attorney estimates that it will take about 6 months for a Sheriff's Sale of the property. MPHOA could eventually be in a position to sell the house in the future and pay off the bank mortgage.
- b. 8 Nansen Summit – Director Sangrey made a motion to accept the recommendation that the owners of 8 Nansen Summit be given a deadline of February 1, 2017 to satisfy their commitment to correct remaining compliance issues, which include roof and deck replacement, and if not completed by this time, the \$2,000 assessed fine would have to be paid or go into collections. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).
- c. Planning Commission Meeting – Director O'Connor reported that he, the CC&R Director, and Mt. Park Neighborhood Association Chair met with Amanda Owens from the City Planning Department to review Mt. Park traffic issues. Ms. Owens did not object that all the traffic issues presented were in need of implementation. However, she did say that a traffic study would most likely be completed on Jefferson Parkway and direct traffic signs would be placed on Del Prado. Ms. Owens also said that her department has money set aside to pave a walkway on McNary from Jefferson along the Church property line.
- d. 2017 Strategic Plan – Executive Director Cook presented the draft of the Strategic Plan that the staff had developed for 2017. The Board gave their input and the plan will be revised and reviewed at the next meeting.

## 6. New Business

Adjournment – At 8:45PM., the meeting was adjourned.

  
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Secretary Treasurer