



Meeting Minutes Board of Directors Meeting November 14, 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 Monday, November 14, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor, Slaven, and Sangrey. Executive Director, Carol Cook was also present. Director Price was absent. CC&R Director, Marcelino Soliz attend the meeting for discussions regarding the violation fine appeals.

Call to Order - The meeting was called to order by President Sangrey at 6:45PM.

1. Appeals to the Board

Per the Board's request, Marcelino Soliz, CC&R Director, read the expectations of the CC&R's which stated: *No building, fence, hedge, wall or other structure shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the board of directors or the Architectural Committee.*

The Board reviewed and discussed the following appeals regarding the \$200 fine for not completing and having an Architectural Application approved before beginning work on altering the exterior of property:

- a. 20 Aquinas – Director Slaven made motion to waive the \$200 fine. Director Kurtus seconded the motion, and upon vote by the Board, the motion failed (2 Yes/4 No) (Directors Sangrey, Lazaris, Kyle, O'Connor voted No). Director Kyle made a motion to deny waiving the fine. Director Lazaris seconded the motion and upon vote by the Board, the motion passed (4 Yes/2 No) (Directors Slaven and Kurtus voted No).
- b. 3 Becket – Director Kyle made a motion to deny waiving the fine. Director Lazaris seconded the motion and upon vote by the Board, the motion passed (4 Yes/2 No) (Directors Slaven and Kurtus voted No).
- c. 32 Del Prado – Director Sangrey made a motion to deny waiving the fine. Director Lazaris seconded the motion and upon vote by the Board, the motion passed (4 Yes/2 No) (Directors Slaven voted No and Director Kyle abstained).

The Board asked that the Architectural Committee clarify what they want to communicate to members regarding the Architectural Review Procedures. Marcelino Soliz said that he was preparing material for the Newsletter as well as for an email blast. The Board asked to preview the information before it was released to the homeowners.

2. Visitor Comments & Letters to the Board – none.

3. **Reading and approval of minutes** - Director Kyle made a motion to accept the October 25, 2016 minutes as amended. Director O'Connor seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No).

4. Resolutions

- a. **2017 Strategic Plan** - Director Kyle made a motion for the Board to approve the 2017 Strategic Plan as amended. Director Lazaris seconded the motion and upon vote by the Board, the motion passed (6 Yes/0 No).
- b. **2017 Reserves Projects** - Director Kyle on behalf of the Finance Committee made a motion for the Board to approve the recommended 2017 Reserves Projects. Director Sangrey seconded the motion and upon vote by the Board, the motion passed (6 Yes/0 No).
- c. **2017 Annual Assessments** - Director Kyle on behalf of the Finance Committee made a motion for the Board to approve Accountings recommended 2017 Annual Assessment of \$956 for a single family home and the corresponding rates for other residence categories. Director Sangrey seconded the motion and upon vote by the Board, the motion passed (6 Yes/0 No).

5. Old Business

- a. **Finance Committee Update** – Director Kyle reported that the Finance Committee is extensively working with the CPA and Tax Attorney to gather knowledge for tax planning. The Committee is in the process of developing and documenting the process so that the knowledge is not lost. Due to work on tax planning, the target date to present the 2017 Operating Budget has been pushed to the December 12th Board meeting.
- b. **9 Juarez Foreclosure** – Executive Director Cook reported that the foreclosure is progressing per the 6 month timeline and would continue to do so until we heard otherwise.
- c. **Misrepresentation of MPHOA** – Director Sangrey presented a draft of a document outlining the Association's actions in dealing with a misrepresentation of MPHOA in a Campaign Letter. Director Kyle made a motion to post the document to the website for three days and send out an email blast with the same information. Director O'Connor seconded the motion and upon vote by the Board, motion passed 6 Yes/0 No. The Board also discussed Matt Palmer's involvement with the candidate solicitation letter. Director Kyle made a motion for the Board to approve scheduling a face-to-face meeting with Matt Palmer attended by Director's Sangrey and O'Connor to express the Board's concern with the election mailing. Director Kurtus seconded the motion and upon vote by the Board, the motion passed 6 Yes/0 No.

6. New Business

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

Secretary Treasurer