



Meeting Minutes Board of Directors Meeting April 10, 2017, 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, April 10, 2017. Present at the meeting were Directors Kurtus, Kyle, Lazaris, Price, Sacconaghi, Sangrey and Slaven. Executive Director, Carol Cook was also present.

Call to Order - The meeting was called to order by President Sangrey at 7:00PM.

1. **Appeals to the Board** - none
2. **Visitor Comments & Letters to the Board** - none
3. **Reading and approval of minutes**

Director Kyle made a motion to accept the March 13, 2017 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director Sacconaghi abstained.

Director Lazaris made a motion to accept the Annual Meeting Minutes of March 16, 2017 minutes as amended. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director Sacconaghi abstained.

Director Kyle made a motion to accept the March 16, 2017 minutes as amended. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

4. **Resolutions – None**

5. **Reports**

- a. Executive Director – December 2016, January 2017, February final drafts of the financials will be deferred until the Auditor finishes his report. February KPI report. Executive Director Cook also reported that she had scheduled a Human Resources training on May 10th for staff by an outside consultant to assist staff in communicating with difficult customers. Executive Director Cook announced that she had extended an offer letter to a new Landscape Stewardship Director with an agreed upon start date of July 5th.
- b. Architectural Committee – March Report report. Director Price reported that the Architectural Committee was reviewing the sensitive land overlay map before approving applications.
Director Price made a motion on the behalf of the Architectural Committee for the Board to approve the addition of Theron Post as a member of the Architectural Committee. Director Lazaris seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

- c. Home Care Committee – April report; action on the untenanted homes continue as the CC&R Director continues to work with the banks; there are no new fines. Director Lazaris presented the proposed thank you letter to homeowners and the Board recommended minor changes. Director Lazaris reported that that the City had not made a firm commitment on a date that Mt. Park’s safety concerns would be addressed; however, the City did say they would be resurfacing Botticelli and adding a bicycle lane. Director Lazaris also reported that the Home Care Committee discussed the City’s decision to establish McNary Park as an off-leash dog park on a 6-month trial basis and the fact that the City should have notified Mt. Park HOA prior to doing so.
- d. Clubhouse Committee – no report.
- e. Reserve Committee – no report.
- f. Finance Committee – verbal report (refer to status of audit below).
- g.
- h. Common Property Committee – no report.


6. Old Business

- a. Status of the 2016 Audit – Director Kyle reported that the audit is still not complete because the Auditors need to make adjustments in the 2015 Audit before completing the 2016 Audit. Director Kyle also discussed the management report with the Board.
- b. 9 Juarez Update – Director Price reported the foreclosure is in process and we are awaiting a judgement.
- c. 138 Del Prado – The Board reviewed a letter from the owner’s attorney regarding the Board’s request for the owner to remove his pool house. The Board directed Executive Director Cook for write a letter to the attorney requesting the owner to submit an Architectural Application to the Architectural Committee outlining a plan to correct the encroachment by July 31, 2017.
- d. Communications
 - 1) Tennis Court Policy – Director Kurtus reported that she would take the Tennis Court Policy to the next Clubhouse Committee meeting for further review and make recommendations for friendlier communications.
- e. Event Parking – A draft of proposed verbiage regarding parking in the events lease agreement was presented. The board made several minor changes and approved the addition to the lease agreement.
- f. Employee Parking – Executive Director Cook reported that she spoke with her staff about restricting employee parking on Independence. The staff felt that eliminating parking on both sides of Independence would create a parking shortage and safety concern during the winter hours. The staff was not opposed to eliminating parking on one side of the street. The Board agreed that they would work on a project to research the expansion of parking adjacent to the Clubhouse.

- g. Board Assignments – Director Sangrey presented the 2017 Board Assignments regarding each Director’s role in their participation on various Mt. Park HOA Committees.
- h. Board Culture – Director Sangrey distributed and reviewed the previously established documents regarding Mt. Park Board Culture and Board Meeting Guidelines.

7. New Business – none.

Adjournment – At 8:50PM., the meeting was adjourned.



Secretary Treasurer