



## Meeting Minutes Board of Directors Meeting May 9, 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, May 9, 2016. Present at the meeting were Directors Kurtus, Kyle, Lazaris, O'Connor Price, 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**

- a. Matt Palmer, Chair of the Mt. Park Neighborhood Association, attended the meeting to give a report of the Mt. Park Neighborhood Association meeting held on Saturday, May 7. Matt reported that Diana Grappasono would be joining him as a member of the Association Board of Directors. Matt also requested that the Mt. Park Neighborhood Association be listed on MPHOA's liability insurance policy so that the volunteers could be protected. The Board requested that Executive Director Cook check with the insurance broker on the process to make this addition. Matt also discussed that all the Lake Oswego Neighborhood Association Chairs were scheduled to tour MPHOA on July 10.
- b. 138 Del Prado – The Board reviewed a letter from the owner, updating the progress on the completion of the remodel. The Board requested that the new projects listed in the letter be submitted to the Architectural Committee for review and approval.

**3. Reading and approval of minutes**

Director Kyle made a motion to accept the April 26, 2016 minutes as amended. Director Price seconded the motion, and upon vote by the Directors, the motion passed (6 Yes-0 No). Director O'Connor abstained.

**4. Reports**

- a. Executive Director – March financial report.
- b. Architectural Review Committee – no report.
- c. Homecare Subcommittee – no report.
- d. Clubhouse Committee – no report.
- e. Governance Committee – Government Manual & Policy to be reviewed and resolved.
- f. Reserve Committee – May report through May 9. Director O'Connor, on the behalf of the Reserves Committee, recommended that the Board approve three new proposed Reserves Projects totaling \$23,400 to complete unfinished projects from

2015. Director Slaven 2<sup>nd</sup> the motion and the motion was unanimously passed. (7 Yes/0 No)

- g. Finance Committee – no report
- h. Common Property Committee – no report.

## 5. Resolutions

- a. **Governance Manual & Policy** – The Board reviewed and discussed the revised Governance Manual & Policy. Director Slaven made a motion to that the Board approve the Manual & Policy. Director Kyle seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No). Director Sangrey requested that the Committees review their Charters and Policies within the next two months and then plan to do so on an annual basis.

## 6. Old Business

- a. 9 Juarez Foreclosure – The Board reviewed an email update from the attorney on the status of the foreclosure. The Board agreed that we need an exact pay off quote before proceeding. Director Price volunteered to meet with the local Bank of America to see if he could acquire more information.
- b. Seismic Evaluation – Director O'Connor lead the discussion on a conceptual cost estimate from Bremik Construction to correct major structural issues at the clubhouse per the Seismic evaluation. It was agreed that Directors Kyle and Sangrey would work with Director O'Connor to move forward with a more detailed design and construction bid.

## 7. New Business

- a. Republic compost pails – Director Sangrey reported that the City of Lake Oswego has been working with Republic to offer this service to Lake Oswego residents and that he has a meeting scheduled with Republic to discuss how this will affect Mt. Park.
- b. Proposal to Metro – Director Sangrey briefly discussed that he was working with the Oswego Watershed Council to pursue a grant with Metro to restore another section of Tanglewood Park.
- c. Member Appreciation Event – It was discussed that the Member Appreciation Event will not occur in 2016 as the staff has been working diligently to offer a wide array of social events throughout the year.
- d. Tanglewood Restoration Project – Director Kyle reported that some homeowners were concerned about how this project would affect Tanglewood Park. The Board agreed that a clear description of the project was needed to be communicated. Director Sangrey reported that he had a meeting scheduled on May 10 for all concerned homeowners to discuss the matter.
- e. Dog Tie Up Area – Director O'Connor, due to a recent incident at New Seasons, expressed concerns about the liability of MPHOA offering a 5 minute tie up area for dogs in front of the Clubhouse. The Board requested that Executive Director Cook discuss this with her staff.

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

Secretary Treasurer