



Meeting Minutes Board of Directors Meeting August 25, 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 Tuesday, August 25, 2015. Present at the meeting were Directors Dod, Lazaris, Kyle, Price, Sangrey and Slaven. Executive Director, Carol Cook was also present. Director O'Connor was absent.

Call to Order - The meeting was called to order by Vice-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 –

a. Director Slaven made a motion to accept the July 28, 2015 minutes as amended. Director Kyle seconded the motion. Upon vote by the Directors, the motion passed (4 Yes-0 No). Directors Dod and Sangrey abstained.

b. Notice of cancellation of the August 10, 2015 was noted.

4. Work Session –Reports

a. Executive Director – July KPI and June financial report. It was noted that as agreed upon by the Board of Directors in the July 28th Meeting, starting in August and continuing for the next three months, an additional \$15,000 per month would be transferred to reserves. The budget would be revised and posted for homeowners.

b. Architectural Review Committee – August report. It was noted that the Committee was working on a more user-friendly Architectural Review Form, which would be ready to present at the next Board Meeting. It was also reported that the Committee had established and approved a criteria for roof replacement.

c. Homecare Subcommittee – The untenanted houses status report was reviewed and it was noted that there was dramatic improvement in the status of untenanted homes.

d. Clubhouse Committee – August report and Room Environmental Audit review.

e. Governance Committee – No report.

f. Reserve Committee – No report.

g. Finance Committee – No report.

h. Common Property Committee – No report.

i. Yard Debris Sub-Committee – It was reported that the standards of compliance to the yard debris pick up rules would be increased. The landscape crew would begin tagging bags left out for pickup of those homeowners not using carts.

5. Old Business

- a. Clubhouse Seismic Evaluation – Director O’Connor reported via email that he had talked to a structural consultant that would be putting together a proposal for the Association.
- b. Voting rights for Mt. Park Neighborhood Association – Director Sangrey further explained the requirements to achieve voting rights per the City of Lake Oswego. It was noted that we would have the same Board of Directors for a different organization and we would have one annual meeting, most likely after the MPHOA Annual Meeting in March. Director Kyle made a motion to accept the language on voting rights for the Neighborhood Association. Director Dod seconded the motion and upon vote by the Directors, the motion passed unanimously.
- c. Discussion of Pay Lease – The Board discussed and was supportive of an online payment option for assessments. Executive Director Cook reported that she would like to talk to First Citizen’s Bank to see if they could assist with online payment options to compare it to the Pay Lease Company option.
- d. RV Lot Agreement & Application – The Board agree to review the agreement in more detail. Director Dod requested that a definition of “RV” be included in the agreement.

6. New Business

- a. Power Outages in Mt. Park – Executive Director Cook shared the Communication from PGE regarding our three recent power outages at the Clubhouse. PGE is in the process of exploring causes and seeking solutions.
- b. 33 Churchill Downs – A letter from the attorney of the homeowner regarding a compliance issues was reviewed and discussed. The Board agreed that our attorney would be respond to the letter and invite the homeowner to attend the September 29th Board of Directors meeting.

7. **Executive Session** - The Board went into Executive Session from 8:30pm – 9:00pm.

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



Secretary Treasurer