



## Meeting Minutes Board of Directors Meeting September 14, 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 Monday, September 14, 2015. Present at the meeting were Directors Dod, Lazaris, Kyle, O'Connor, Price, Sangrey and Slaven. Executive Director, Carol Cook was also present.

**Call to Order** - The meeting was called to order by President O'Connor at 7:00PM.

**1. Appeals to the Board** – none

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

- a. Weatherstone HOA Letter – the Board reviewed the letter submitted by the Weatherstone HOA in regards to the driveway at 80 Weatherstone. Director Sangrey made a motion to accept Weatherstone HOA's recommendation to power wash the driveway at #80 Weatherstone, let the driveway season over the Winter, and re-inspect it again next Spring versus replace it at this time. Director Kyle seconded the motion and upon vote by the Directors, the motion passed unanimously.

**3. Reading and approval of minutes**–

- a. Director Kyle made a motion to accept the August 25, 2015 minutes as amended. Director Sangrey seconded the motion. Upon vote by the Directors, the motion passed (6 Yes-0 No). Directors O'Connor abstained.

**4. Resolutions**

- a. Revised RV Lot Agreement and Application – the Board reviewed and discussed the revised RV Lot Agreement. Director Lazaris made a motion to accept the agreement with the proposed modifications. Director Price seconded the motion and upon vote by the Directors, the motion passed unanimously.

**5. Old Business**

- a. Clubhouse Seismic Evaluation – Director O'Connor presented TM Rippey's proposal. The Board agreed to post-pone the vote until the next meeting.
- b. 33 Churchill Downs – The Board reviewed and discussed a letter submitted on MPHOA's behalf to the attorney and owner of 33 Churchill Downs regarding compliance issues. The Board agreed that our attorney would be asked to attend the September 29<sup>th</sup> Board of Directors meeting if the owner's attorney would be attending.
- c. Encroachment Recommendation from the Common Property Committee – Director Sangrey presented the following recommendation from the committee:

Based on the survey data presented at this meeting, the Common Property Committee will adopt the following implementation for the encroaching properties on Cellini Court and DaVinci:

All properties with fences that encroach on Common Property will be sent a report (letter) that documents the encroachment and informs the homeowner that they must remove the encroaching infrastructure subject to the following process. The homeowners may delay removal of the encroaching infrastructure until such time as they sell or transfer the property or make any maintenance or improvement on the fence. They must sign the Waiver Agreement (within 30 days) acknowledging the encroachment and the procedures described therein.

If the homeowners are unwilling to sign the Waiver Agreement, they must remove the encroaching fence within one year.

This action applies specifically to the referenced properties on Cellini Court and Da Vinci. Similar implementation of policy is anticipated for other encroachment of fences in Mountain Park but this action should not be interpreted as a universal precedent because there are situations known where the encroaching infrastructure should be removed promptly rather than deferring until the property is sold.

The Board approved the recommendation.

- d. Watershed Restoration Projects – Director Sangrey reported that MPHOA was denied funding from Metro for the Tanglewood Park watershed project; however, OWEB has offered \$10,000 to MPHOA for a tributary restoration project near Brittany Court that would be explored.
- e. Reallocation of 2015 Income Surplus – Executive Director Cook reported that a letter and revised budget allocating \$60,000 to Reserves was posted to the website.

## 6. New Business

- a. 2015 Strategic Plan Progress Tracking Tool – The Board reviewed and discussed the progress completed on the 2015 Strategic Plan.
- b. 2016 Strategic Plan/Reserves/Budget Schedule was presented to the Board by Executive Director Cook.
- c. Employee Health Insurance Renewal – The Board reviewed and approved the insurance renewal for Employees Health Insurance effective November 1, 2015.
- d. Lending Libraries for Mt. Park – Director Sangrey reported that the Eagle Scout project of refinishing old news stands with library books and placing them throughout the Mt. Park Common Property was reviewed and turned down by the Common Property Committee. The Common Property Committee thought that a better idea would be to place a single stand near the Clubhouse and suggested this be presented to the Board for approval. Director Sangrey made a motion for the Board to approve placement of a stand, preferably green in color, near the Clubhouse. Director Slaven seconded the motion and upon vote by the Directors the motion was passed unanimously.

- e. Clubhouse Rules Disclaimer – Executive Director Cook reported that about 100 of 4,000 members with club cards had signed the Clubhouse Rules Disclaimer. The Board agreed that Disclaimers must be completed by September 30 and asked the staff to advertise and assure members were aware of this deadline.
- f. 360 Review Process – The Board reviewed Learning Point Group’s proposal to perform a 360 Assessment process with the Executive Director. Director Dod made a motion to accept the proposal as submitted. Director Slaven seconded the motion and upon vote by the Directors, the motion was unanimously approved.

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

  
Secretary Treasurer