



Meeting Minutes Board of Directors Meeting September 29, 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, O'Connor, Sangrey and Slaven. Executive Director, Carol Cook was also present. Director Price was absent.

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

1. Appeals to the Board

- a. 13 Mountain Circle – Monique Sonnerfeld attended the meeting to discuss a Violation Letter and assessment of a \$250 fine for non-compliance with maintaining her property. The MPHOA Board of Directors agreed to suspend the fine for 2 weeks (October 12, 2015) pending receipt and implementation of a plan that would address resolving the property's compliance issues, including the storage of the utility trailer, trash cans, garden supplies, equipment and tools, usage of tarps, and storage of firewood. The Board agreed that she would receive future communication through email. The Board also agreed that if the problem were to reoccur again at any future time, a fine would be assessed.
- b. 80 Wheatherstone – The Board reviewed and discussed a letter from the owner of 80 Wheatherstone in appeal of the Board's decision to support Wheatherstone HOA's recommendation not to replace his entire driveway. The Board agreed to deny the request to reconsider their previous decision and agreed that this was a matter between the owner of 80 Wheatherstone and the Wheatherstone HOA.
- c. 8 Nansen Summit – the Board briefly discussed the owner's informal request to review his fine assessment. The Board agreed that they were delighted with the work he had completed thus far; however, recognized no work had been done on the failing deck. A formal written request to reconsider the fine assessment would be needed.

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

3. Reading and approval of minutes–

- a. Director Slaven made a motion to accept the September 14, 2015 minutes as amended. Director Sangrey seconded the motion. Upon vote by the Directors, the motion passed (5 Yes-0 No). Director O'Connor abstained.

4. Reports

- a. Executive Director – August KPI and August financial report.
- b. Architectural Review Committee – September report. It was reported that Curt Shaffstall would be stepping down soon as Architectural Committee Chair and Kris Domiano had agreed to be the Chair.

- c. Homecare Subcommittee – The untenanted houses status report was reviewed and it was noted that there was a reduction in the number, dropping from nine to six.
- d. Clubhouse Committee – September report and Room Environmental Audit was review. Director Slaven thanked our maintenance and housekeeping managers for a job well done in maintaining the clubhouse.
- e. Governance Committee – No report.
- f. Reserve Committee – September report.
- g. Finance Committee – No report.
- h. Common Property Committee – September report.
- i. Yard Debris Sub-Committee – It was reported that the standards of compliance to the yard debris pick up rules has been increased and the landscape crew are not picking up bags of those homeowners not using carts. Currently there are about 820 carts being used.

5. Resolutions

- a. **Clubhouse Seismic Evaluation Proposal** – Director Sangrey made a motion to accept the \$10,000 proposal from TM Rippey Consulting Engineers to complete a seismic evaluation of the MPHOA Clubhouse. Director Kyle seconded the motion and upon vote by the Directors, the motion passed (6 Yes-0 No).

6. Old Business

- a. **Untenanted Houses Strategy** – The Board reviewed and discussed strategies to pursue in dealing with untenanted houses. President O'Connor made a motion to that the Board work with our attorneys to pursue foreclosure on 9 Juarez. Director Sangrey seconded the motion and upon vote by the Directors, the motion passes unanimously (6 Yes-0 No).

7. New Business

- a. **Assessment Payment Timelines** – The Board reviewed a Collection of Unpaid Charges Resolution document. The Board agreed to table discussion until a future meeting, giving Director Sangrey time to do more research and work on the document.
- b. **Policy on Enforcement Control of the CC&R's** – The Board reviewed the policy on storage units and length of time in the driveway. It was agreed that the policy would be modified to reflect the City of Lake Oswego policy, with a timeline of 30 days versus the City's 60 days and Director Sangrey would work on the document revisions.
- c. **Grant Application** – Director Sangrey reported that he was working on an Oregon Watershed Enhancement Board (OWEB) Grant on the behalf of the Board.

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

Secretary Treasurer