



Meeting Minutes Board of Directors Meeting November 13, 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, November 13, 2017. Present at the meeting were Directors Kurtus, Kyle, Post, Price, Sacconaghi, Sangrey, and Slaven. Executive Director Cook was also present.

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

1. Visitor Comments & Letters to the Board

The homeowners of 29 Tanglewood, 10 Bolivar, 10 Tanglewood, and 29 Churchill Downs attended the meeting to discuss the status of the Tanglewood Park Tributary Project. Director Kyle reported on the behalf of the Tanglewood Task Force that plants had been moved, routine maintenance had occurred, and the Task Force would be meeting with a technical consultant, John Dvorsky, for two hours regarding ideas to reduce the standing water level in the first two ponds of the tributary. The Board agreed to schedule a follow up discussion regarding the Tanglewood Tributary at the December 11, 2017 Board of Directors Meeting.

2. Appeals to the Board – none.

3. Reading and approval of minutes

Director Slaven made a motion to accept the October 9, 2017 minutes as amended. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (4 Yes-0 No). Directors Kyle, Price, and Sangrey abstained.

Director Kyle made a motion to accept the October 24, 2017 minutes as amended.. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).

4. Reports

- a. Executive Director – no report.
- b. Architectural Committee – no report.
- c. Home Care Committee – Director Slaven reported that the Home Care Committee was in the process of reorganizing. Director Slaven made a motion for the Board to approve the appointment of DeeAnn Troutman, Janice Krem, and Ray Kenny to the Home Care Committee. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No).
- d. Clubhouse Committee – October report.
- e. Reserve Committee – November update. The Board approved Executive Director Cook's request to move the tile projects from the Capital Reserves to the Maintenance Reserves.

- f. Finance Committee – The Finance Committee met on November 9, 2017 to review the Seismic Renovation Project. The meeting was technically a Board Meeting as five Directors were in attendance. The purpose of the meeting was to assure everyone was on the same page regarding the contract with Bremik and the costs of the completed Seismic Renovation project. The major concern was an outstanding Change Order (Change Order #3) costs. After much discussion, the Committee/Board agreed that \$38,820 (items 1004-1006) should be paid as invoiced; however, the \$52,074 was in question since it involved a mistake on the part of Bremik for not identifying the need to relocate ductwork in the initial bid. Director Kyle, on the behalf of the Finance Committee, made a motion that the Board approve payments of items 1004, 1005, and 1006 (total of \$38,820) and one-half of item 1003 (total \$26,037) in Bremik Construction's Change Order #3. Director Slaven seconded the motion, and upon vote by the Directors, the motion passed (7 Yes-0 No). Director Kyle reported that he spoke with David Schwindt and he recommended that we roll over our 2017 operating surplus to Capital Reserves and that we possibly look at refiling 2016 taxes as the tax filed earlier in the year could have been done better.
- g. Common Property Committee – no report. Director Sangrey reported that the Landscape Stewardship Director was feeling constrained by the Tanglewood Park community. The Board agreed that the Landscape Stewardship Director should be allowed to do what he needs to do in regards to landscaping and planting in Tanglewood Park.

5. Resolutions – none.

6. Old Business

- a. 9 Juarez – No further update from the last report. The attorneys are still awaiting payment from the new owners of 9 Juarez.

7. New Business

- a. Parking Issue on Independence – Director Price brought up the concern about safety due to parking on both sides of Independence Street. The Board agreed that more research needed to occur as to what the City was doing in regards to earlier requests to address parking and traffic safety issues throughout Mt. Park as well as what the Neighborhood Association was doing to follow up on these requests.

Executive Session – Executive Session – At 8:30pm the Board went into Executive Session to discuss a personnel issue.

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



Secretary Treasurer