



Meeting Minutes Board of Directors Meeting June 27, 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 Tuesday, June 27, 2017. Present at the meeting were Directors Kurtus, Kyle, Sacconaghi, Sangrey and Slaven. Executive Director Cook was also present. Directors Lazaris and Price were absent. Visitors in attendance were Greg Hathaway and David Coffman.

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

1. Appeals to the Board

- a. 138 Del Prado – The owner of 138 Del Prado and his attorney attended the meeting to appeal the decision of the Common Property Committee requesting the homeowner to remove his encroachment of a pool house on Common Property. The owner and attorney’s arguments were that the pool house was attractive, had been in place for over 35 years, and there had been no complaints. After much discussion, **Director Sacconaghi made a motion that a waiver be granted until the time of sale to a new owner and at that time the structure must be removed. Director Slaven seconded the motion and upon vote by the Directors, the motion passed (4 Yes – 1 No; Director Kyle voted “No”).**

2. Visitor Comments & Letters to the Board

- a. 23 Spinosa Letter – The Board reviewed a letter from the owner of 23 Spinosa regarding Common Property maintenance adjacent to the Spinosa neighborhood. Executive Director Cook reported that the Landscape Crew had currently completed an initial clean up and had plans for more work in the area.

3. Reading and approval of minutes

- a. **Director Slaven made a motion to accept the May 23, 2017 minutes as written. Director Kurtus seconded the motion, and upon vote by the Directors, the motion passed (5 Yes-0 No).**

4. Reports

- a. Executive Director - May KPI and Financials statements were presented by Executive Director Cook. Executive Director Cook also reported that signs had been made to enforce the Clubhouse Parking Policy and would be posted when the Facilities Director returned from vacation.
- b. Architectural Committee – May report. **A motion was made by Chip Kyle to accept the Architectural Committee’s recommendation to add Sarah Cantor as a member of the Architectural Committee. Director Slaven seconded the motion and upon vote by the Directors, the motion passed (5 Yes, 0 No).**

- c. Home Care Committee – Untenanted Houses, Home Care Status, and Violations Report were reviewed by the Board.
 - d. Clubhouse Committee – June report. Director Kurtus reported that the Clubhouse Committee is working on the guest policy, membership guidelines, and children’s use of the weight room.
 - e. Reserve Committee – No update.
 - f. Finance Committee – May report. Director Kyle reported that the Final Draft of the 2016 Audited Financials Statements was reviewed and approved by the Committee; however, the Committee asked ED Cook to research whether there was a misstatement in Note 7 regarding the terms of the interest rate on the Construction Loan note. Director Kyle also reported that Schwindt & Company had been asked to do a review of June Financials and provide consulting assistance as needed. The Finance Committee also requested ED Cook to request a bid from Schwindt & Company as well as at least one other firm to complete the Association’s 2017 Audit.
 - g. Common Property Committee – June report.
5. **Resolutions** – Director Kyle proposed that the Board approve the Management Representations Letter and the draft of the Independent Auditor’s report for the Years Ended December 31, 2016 and 2015 pending the correction of Note 7 if needed. Director Kurtus seconded the motion and upon vote by the Directors, the motion was passed (5Yes/0 No).

6. Old Business

- a. Project Update:
 - 1) Tanglewood Park Tributary Project Update – ED Cook reported that the Tanglewood Park Tributary Task Force is working with the Landscape Crew to move trees. The water is being treated with an organic product to prevent mosquito infestation, and Director Sangrey is working with Henderson on drainage solutions.
 - 2) Gress Park and McNary Parkways – ED Cook reported that the contractor is still pursuing permits with the City and anticipates work to begin shortly after the July 4th Holiday.
- b. 8 Nansen Summit Update – It was discussed that the new deck was looking great and would need to be reviewed by the Architectural Committee to see if the deck met Mt. Park standards.
- c. 9 Juarez Update – Director Sangrey reported that the Attorney expected a decision about the foreclosure soon and that two investors were working on rights of redemption from the lender.
- d. Communications – Executive Director Cook distributed copies of the paper newsletter and reported that the newsletter would be mailed on June 30th to Mt. Park homeowners.

7. New Business

- a. Governance & Policy Manual – Director Kurtus requested that the Governance Manual be reviewed and possibly amended to incorporate our Board Culture. It was agreed that this would be reviewed in a future meeting.

8. Executive Session – The Board went into Executive Session at 8:30pm.

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



Secretary Treasurer