



Meeting Minutes Board of Directors Work Session April 12, 2010, 7:00 p.m.

Pursuant to notice duly given a work session of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Monday, April 12, 2010. Present at the meeting were Directors Barton, Bogni, Dod, Nelson, O'Connor and Warren. General Manager Lemoine was also present. Director Arntson was absent.

Call to Order - The meeting was called to order by President Warren at 7:04 p.m.

1. Minutes of Board Meeting –

Director Nelson made the motion to accept the March 8, 2010 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed (5-0); Director Dod abstained.

Director O'Connor made the motion to accept the March 18, 2010 minutes as written. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.

Director Nelson made the motion to accept the March 30, 2010 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

2. Construction Committee Report – The committee will continue post-construction meetings until all outstanding punch list items have been addressed.

3. Work session – Discussion of Patron memberships. In case multiple property owners are recorded on the deed of a property, they all have a Rights of Usage. The primary property owner does not pay additional fees, but the other property owners can opt to get Rights of Usage for a fee. Patron memberships for renters in Mt. Park, who currently do not have the Rights of Usage, will be a priority once the Board decides to offer Patron memberships. Discussion followed about how to determine whether the HOA can offer Patron memberships. Usage indicators will need to be established along with benchmarks.

4. Work Session – Director Nelson led a discussion regarding MPHOA payment compliance, which included:

- CCR rules for dues payment
- Delinquency status and consequences
- Reinstatement fee for de-activated club cards
- Direct debit (monthly payment) option

With feedback from the Board, Director Nelson will prepare a policy for approval by the Board.

5. Old Business – GM Lemoine gave overview of activities planned for the grand re-opening of the renovated clubhouse on May 1, 2010.

6. Letters to the Board –

- Ruth Conrad – Monthly payments for HOA dues
- Syd Kanitz – Editorial for the Oregonian
- Nancy Fuhrman – Thank you letter

Adjournment – At 8:40 p.m. the meeting was adjourned.


Secretary Treasurer