



## Meeting Minutes Board of Directors Meeting July 26, 2010, 7:00 p.m.

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, July 26, 2010. Present at the meeting were Directors Bogni, Dod, Nelson, O'Connor, Paddock and Warren. General Manager Lemoine and one visitor were also present. Director Barton was absent.

1. **Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.
2. **Visitor Comments** – None.
3. **Appeals to the Board** – None.
4. **Minutes of Board Meeting** – None.
5. **Committee Reports** -
  - a. Architectural Committee (ARC) – The Architectural Committee will present a general policy regarding solar panels to the Board at a work session.
  - b. City Council Liaison – No report.
  - c. Construction Committee – Director Warren reported that the construction committee has been disbanded. Meetings will be scheduled as needed to review any outstanding renovation issues and these projects will be included in the reserve study. Director Warren will present a final financial report of the renovation project to wrap up the project.
  - d. Clubhouse Committee – Director Dod reported that requests for exceptions to the clubhouse rules are less frequent. A discussion followed regarding the sanction options for incidents of instruction and training by unauthorized personnel at MPHOA. Suggested to remind members of the clubhouse rules and enforce the rule when incidents happen.
  - e. CCR Enforcement committee – Chair Whitfield reported on the first hearings held by the CCR committee. Request for opinion of the Board regarding sanction for a violation on common property (tree cutting and pruning).
6. **Financials** – GM Lemoine distributed the financials for June 2010. Suggested to continue soliciting feedback from members; during a work session the Board will review the various tools available to MPHOA do this. New index indicate whether initiatives are on task, at risk or need Board review.
7. **Resolutions** –
  - i. Director Warren made the motion to approve the ARC application for solar panels for property 335 Cervantes. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.

- ii. Director Bogni made the motion to adopt the Charitable Contributions motion as presented. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.

*Associations are sometimes solicited by well-meaning individuals or organizations to contribute charitably for the advantage of causes that they sponsor or promote.*

*The Articles of Incorporation of Mountain Park Home Owners Association require of its Board of Directors to provide, inter alia, for the maintenance, preservation and operation of the Common Properties, to the exclusive benefit of the Members of Mountain Park community.*

*Neither the Articles of Incorporation nor the Bylaws indicate the possibility for any other destination, for the properties and funds of the Association, than the maintenance, preservation and operation of the Common Properties.*

*Even if the entity soliciting a charitable contribution were a Member of the Association, the purpose of the contribution cannot be, by definition, for the advantage of all or most of the Members of the Association, as otherwise it could be a cause for action by the Board and not to be relinquished to third parties, however well meaning they be. Conversely, a devolution of funds of the Association that would not benefit all or the greatest majority of Members would be in contradiction with the scope and duties of the Association.*

*Moreover, causes of a charitable nature may not be shared in principle by all Members, whose beliefs and preferences would be challenged by such contributions, were they made.*

*The Board may therefore not contribute in any way or form any donations or liberalities of assets or funds of the Association to any charitable causes or entities.*

*The Board can only recommend to the Members of Mountain Park such generous behavior, as may be opportune and advisable, exclusively on a personal basis.*

**8. Letters to the Board –**

- a. **Freeman** – Request for help with organizing Block Party (National Night Out). MPHOA will be glad to review details for event but will not sponsor, host or support this event.
- b. **Heisler** – Request to consider banning gas powered grass mowers and leaf blowers.
- c. **Sandblast** – Mt. Park Street Lighting Conversion is included on the draft capital improvement plan for the city of Lake Oswego.

**9. Old Business – None.**

**10. New Business –**

- a. MPHOA will solicit help from members to re-upholster original MPHOA clubhouse furniture or it will be donated due to lack of storage space.

**11. Adjournment –** At 9:35 p.m. the meeting was adjourned.

  
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Secretary Treasurer