



Meeting Minutes Board of Directors Meeting March 30, 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 Tuesday, March 30, 2010. Present at the meeting were Directors Arntson, Barton, Bogni, Dod, Nelson, O'Connor and Warren. General Manager Lemoine and two visitors were also present.

1. **Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.
2. **Visitor Comments** – Jim and Dinah Robbins addressed the Board regarding:
 - a) At time of renovation vote it was mentioned that there would not be guest fees for grandchildren. Why does MPHOA charge a guest fee? Director Warren apologized for making a promise not to charge guest fees for grandchildren and explained the reasoning for charging guest fees based on our findings since the implementation of the electronic club card system.
 - b) Cardio & weight room: airflow is directed on weight machine, new hack squat/leg press machine is dangerous.
 - c) Inquired about delinquency issues of MPHOA.
3. **Appeals to the Board** – none.
4. **Minutes of Board Meeting** – none.
5. **Committee Reports** -
 - a. Architectural Committee (ARC) – The minutes of the Architectural Committee were distributed.
 - b. City Council Liaison – No report.
 - c. Construction Committee – Director Warren distributed a financial renovation update.
 - d. Clubhouse Committee – Director Arntson reported that the committee is working on a proposal for the Board of the sanctions and related letters for clubhouse rules violations.
6. **Financials** – GM Lemoine distributed the financials for January and February 2010.
7. **Resolutions** –
 - a. Director Warren presented the duties of the Officers and overview of the role of the Board.
Election of Officers -
 - i. Director Nelson made the motion to elect Tim Warren as President of the Mt. Park Board. Director Bogni seconded the motion and upon vote of the Directors, the motion passed (6 YES – 0 NO), Director Warren abstained.
 - ii. Director Arntson made the motion to elect Rob Barton as Vice President of the Mt. Park Board. Director Warren seconded the motion and upon vote of the Directors, the motion passed (6 YES – 0 NO), Director Barton abstained.


- iii. Director Barton made the motion to elect Ted Nelson as Secretary Treasurer of the Mt. Park Board. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed (6 YES – 0 NO), Director Nelson abstained.
- b. Director Warren made the motion to accept the **change order #10 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which adds \$76,806.00 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1030, 1074, 1107, 1112, 1126, 1134, 1135, 1138, 1139, 1141-1143, 1145, 1146, 1148-1150, 1153, 1156, 1158-1160, and 1162). Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.
- c. Director Warren made the motion to accept the **change order #11 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which adds \$19,209.00 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1163-1165). Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.
- d. **Employee handbook amendments -**
 - i. Director Warren made the motion to rescind 'All employees are entitled to a Patron membership' as one of the employee benefits and to allow all full time and part time hourly employees, who work regularly scheduled shifts limited personal use of the clubhouse fitness amenities following specific guidelines. Exempt employees are allowed a Patron membership for their families. Director Nelson seconded the motion and upon vote of the Directors the motion passed unanimously.
 - ii. Director Warren made the motion to rescind the Education Assistance Program. Director Nelson seconded the motion and upon vote of the Directors the motion passed unanimously.
- e. **Compensation** - Director Warren made the motion to modify the compensation package for GM Lemoine as discussed. Director O'Connor seconded the motion and upon vote of the Directors the motion passed unanimously.
- f. **Rates for 'Right of Enjoyment'**. Director Barton made the motion to adopt the rates for 'Rights of Enjoyment' as follows:

Property Owner - Primary	no additional charges
Property Owner (not primary)	no initiation fee, \$50 per month for initial family member, \$25 for each additional family member
Primary Tenant	no additional charges
Renter	no additional charges
Resident	no additional charges
Provisional User	no additional charges
Patron	\$75 initiation fee, \$50 per month for initial family member, \$25 for each additional family member

Guest - Day Guest	\$5 ages 3 and up for fitness day pass, no additional charges for social events
Guest - House Guest	\$12.50 per week per house guest

Director Warren seconded the motion and upon vote of the Directors the motion passed unanimously.

- 8. **Letters to the Board** – Robert Loverin
- 9. **Old Business** – None.
- 10. **New Business** – None.
- 11. **Adjournment** – At 8:50 p.m. the meeting was adjourned.



Secretary Treasurer