



Meeting Minutes Board of Directors Retreat January 10, 2009, 8:00 a.m.

Pursuant to notice duly given a retreat of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Saturday, January 10, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Nelson, O'Connor and Warren. General Manager Lemoine was also present. Director McNelly was absent.

1. **Call to Order** - The meeting was called to order by Vice President Barton at 8:00 a.m.
2. **Meeting Format** – The format of the following meetings were discussed and defined:
 - a) Work Session
 - b) Emergency Meeting
 - c) Special Meeting
 - d) Annual Meeting
 - e) Regular Board MeetingDirector Barton will summarize the format for all meetings in a document for Board approval.
3. **2009 Strategic Plan** – Presentation by the Mt. Park HOA staff of the proposed 2009 strategic plan.
4. **2009 Budget** – Presentation by Director Nelson and GM Lemoine of the 2009 budget. Follow up discussion is planned for the next Board work session on January 12th, 2009.
5. **2009 Board Special Projects** – The renovation project is the number one priority for 2009. Other projects include:
 - a) CC&R enforcement policy – Director Arntson will lead this project. Completion date to be determined.
 - b) Book of motions – Director Barton will lead this project. Completion date is December 2009.
 - c) Appeal process – Director O'Connor will lead this project and present a proposal at the Board work session in February.
 - d) Living units classification for assessments – MPHOA staff will complete a report which indicates the level and type of amenities and HOA dues for each development within Mt. Park, which houses townhomes and/or condos. Report due at the end the first quarter.
6. **Committee and Board Liaisons**
 - a) Architectural committee – Director Bogni will join the architectural committee as a voting member effective immediately. Director Bogni will review the architectural committee charter document and make a recommendation to the Board for revisions as needed.
 - b) Lake Oswego city council liaison – Director Nelson will be the Lake Oswego city council liaison effective immediately.

7. **Communication with individual members** – Discussion of approach to conduct communication with individual members. Suggested is a proactive approach to frequently asked questions and to prepare facts related to these anticipated questions in a document and on the website for a quick and effective response to individual requests and questions.
8. **Resignation Director McNelly** - The Board has received the resignation of Director McNelly.
9. **Adjournment** – At 2:00 p.m. the meeting was adjourned.



Secretary Treasurer