




## Meeting Minutes Board of Directors Work Session January 12, 2009, 7:00 p.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 Monday, January 12, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Nelson, O'Connor and Warren. General Manager Lemoine was also present.

1. **Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.
2. **Minutes of Board Meetings –**  
Director Nelson made the motion to accept the December 15, 2008 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.  
Director Barton made the motion to accept the January 10, 2009 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.
3. **2009 Budget –**  
Amendments may be expected upon review of 2008 financials, 2008 reserves report and Playschool rate structure report.  
Suggested to run budget models:
  - a) To assess risk associated with income below forecasted levels for The Playschool and other income
  - b) To determine the level of contingency funds for first years of operations after the completion of the renovation
4. **2009 Annual Meeting –**  
The Board will prepare the following proposals for the annual meeting vote:
  - a) 5% cap of Maximum Annual Assessment increase
  - b) Privacy Act – Adopt the ORS 94.670 to amend Mt. Park HOA Article 11.1Board candidates nominated are:
  - a) Tim Warren
  - b) Rob BartonThe annual meeting packet will include a special edition of the Parkways newsletter to include the 2009 MAA calculation, information on how to get the 2009 budget and 2008 financial statements on-line, articles about the proposed votes, bios of Board candidates, renovation update.
5. **Adjournment –** At 9:00 p.m. the meeting was adjourned.

  
Secretary Treasurer