



Meeting Minutes Board of Directors Meeting January 26, 2009, 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, January 26, 2009. Present at the meeting were Directors Arntson, Barton, Nelson, O'Connor and Warren. General Manager Lemoine and six visitors were also present. Directors Bogni was absent.

- 1. Call to Order** - The meeting was called to order by President Warren at 7:04 p.m.
- 2. Visitor Comments** -
 - a. Tom Schmit asked for clarification regarding the construction agreement detail noted in his letter to the Board (dated January 21, 2009). Director Warren read a letter from the bank to reiterate that a Deed of Trust has not been executed.
 - b. Ken Sutton asked for an update of his previous request of improvement of the lay-out of the men's locker room. The architects have received his comments. New plan will be posted on the website.
 - c. Colleen Thomas, The Gables Manager, requested 2009 annual assessment information.
 - d. Terry and Della Shanley asked the Board for an easement request for their property bordering Mt. Park. The Board will take it under advisement in the next work session.
- 3. Minutes of Board Meeting** – Director Nelson made the motion to accept the January 12, 2009 minutes as written. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.
- 4. Committee Reports**
 - a. Architectural Committee – Minutes of the January 20, 2009 meeting were distributed.
 - b. City Council Liaison – Director Nelson will attend City Council meetings. Director Warren met with Mayor Hoffman; a social with the City Council and the Board will be scheduled.
 - c. Clubhouse Renovation – The 50% design drawings have been completed by architect Waterleaf. General Contractor Bremik is working on an updated construction budget to be expected by February 15. The contract of the General Contractor is under review.

5. Resolutions

- a. Director Barton made the motion to put up for vote at the annual meeting a proposal to limit the increase of the Maximum Annual Assessment to 5%. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.
- b. Director Barton made the motion to put up for vote at the annual meeting a proposal to Amend of Article 11.1 of the Bylaws to read: "Access to the records of the Association by its Members shall be governed by applicable sections of the Oregon Revised Statutes. The Board of Directors shall establish and publish policies consistent with law that assure Members access to information while protecting individual privacy." Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.
- c. Director Barton made the motion to accept the proposed contract by Creekside Environmental Consulting LLC. for abatement and removal of asbestos in the amount of \$3,000.00. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.
- d. Director Barton made the motion to accept the 2009 operations budget for the Mt. Park Homeowners Association as proposed on January 26, 2009. Director Arntson seconded the motion and upon vote of the Directors, the motion passed unanimously.

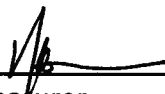
6. Old Business – None

- 7. New Business –** Nancy Fuhrman, current Multnomah Athletic Club Board President, is a potential candidate for the vacant Board position to fill the remainder of Director McNelly's term.

8. Letters to the Board

- a. Tom Schmit – See Visitor comments.
- b. Bill Opray – Board suggested sending an e-mail blast with link of the webpage which provides the 2009 annual assessment information. Also to update the renovation webpage with updated renovation budget information.

- 9. Adjournment –** At 9:05 p.m. the meeting was adjourned.



Secretary Treasurer