



Meeting Minutes Board of Directors Work Session February 9, 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, February 9, 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 7:04 p.m.
2. **Minutes of Board Meeting** –
Director Nelson made the motion to accept the January 26, 2009 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.
3. **Interview Nancy Fuhrman** –
The Board interviewed Nancy Fuhrman for the Board position vacated by Director McNelly.
4. **Tanglewood Hill CCR enforcement update** –
Steven Arlen, Compliance Officer, presented his observations and concerns with regards to the CCR enforcement of the Tanglewood Hill condominiums. Legal counsel will be requested regarding the following matters:
 - a. Can MPHOA require condo HOA's to have their own enforcement policy?
 - b. Can MPHOA require a condo HOA to enforce its own CC&R's?
 - c. Can MPHOA require condo HOA's to enforce Mt. Park CC&Rs in addition to their own?
 - d. If a condo HOA is derelict in enforcement, can the MPHOA impose fines directly on the HOA?
5. **Appeal Process** – Director O'Connor presented the revised appeal form. Discussion of appeal process. Appeals will be scheduled at Board meetings.
6. **Contracts** –
 - a. Director Nelson made the motion to amend the contract to \$9,955.00 with Creekside Environmental to increase to scope of work for the asbestos abatement. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.
 - b. Director O'Connor made the motion to accept the contract with Klinger Masonry in the amount of \$31,250.00 to clean and seal all exterior walls and remove efflorescence from all interior walls. Director Arntson seconded the motion and upon vote of the Directors, the motion passed unanimously.
 - c. Director Nelson made the motion to accept the proposed contract with GeoDesign Inc. to perform soil tests in preparation for the renovation with a NTE amount of \$10,210.00. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.
7. **2009 Annual Meeting** –

The Board reviewed the 2009 annual meeting proxy and discussed the format of the 'State of The Park' presentation.

8. **Shanley Easement Request** – This request will be tabled until the next Work Session.

9. **Adjournment** – At 9:47 p.m. the meeting was adjourned.



Secretary Treasurer