



Meeting Minutes Board of Directors Meeting February 23, 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, February 23, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Nelson, O'Connor and Warren. General Manager Lemoine and three visitors were also present.

- 1. Call to Order** - The meeting was called to order by President Warren at 7:03 p.m.
- 2. Visitor Comments** – None.
- 3. Minutes of Board Meeting** – Director Nelson made the motion to accept the February 9, 2009 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.
- 4. Committee Reports**
 - a. Architectural Committee** – Minutes of the February 17, 2009 meeting were distributed. The Architectural Committee members would like to develop a form to track home owners' satisfaction with contractors with possibilities to post on the HOA website. The Architectural Committee will research solar water and electricity panels.
 - b. City Council Liaison** – Director Nelson reported that the City Council would like to schedule a meet and greet with the Mt. Park Board and members at the Mt. Park clubhouse in April.
 - c. Clubhouse Renovation** – Director Warren reported the following:
 - a.** Bremik contract will be finalized in the next few weeks. The proposed contract had to be reworked into the latest version of the AIA contract for our project.
 - b.** Parking options are reviewed for the common property near the tennis courts.
 - c.** IronStone Bank has required a 5% retainage for the General Contractor and a performance bond.
 - d.** Bremik has submitted their initial construction budget. The construction committee is making budget comparisons with the 2008 proposed construction budget (scope and pricing).

5. Financials & Strategic Plan

Review and discussion of 2008 financials in the management representation letter. Change to be made in Note 10 to reflect correct language of loan document for the clubhouse renovation. Review of January financials generated directly from TOPS and MPHOA staff update of strategic plan. A TOPS demonstration will be scheduled. The financial statements need to be adjusted with accruals. Review collections policy because of the increase in Accounts Receivable.

6. Resolutions

Director Barton made the motion to appoint Nancy Fuhrman to the MPHOA Board of Directors to fill the unexpired term of Director McNelly. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

7. Old Business –


- a. The Shanley easement request will be deferred until after the Annual Meeting.
- b. General Manager to pick charity of choice for \$100 donation sponsored by Regence.
- c. Legal advice regarding CCR enforcement for HOA association within Mt. Park has been received. Every property owner in Mt. Park must comply with the CCR regardless of whether they live in a single family residence, townhouse or a condo. The MPHOA may not impose fines directly on the HOAs, the fines must be assessed against the individual property owners.

8. New Business – None.

9. Letters to the Board

- a. Carol Hoover
- b. Timothy Gray
- c. Judi Lindley
- d. Manhar T. Panwala

10. Adjournment – At 9:22 p.m. the meeting was adjourned.



Secretary Treasurer