



Meeting Minutes Board of Directors Meeting April 27, 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, April 27, 2009. Present at the meeting were Directors Arntson, Bogni, Fuhrman, O'Connor and Warren. General Manager Lemoine and one visitor were also present. Directors Barton and Nelson were absent.

- 1. Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.
- 2. Visitor Comments** – None.
- 3. Appeals to the Board** – None.
- 4. Minutes of Board Meeting** – Director Fuhrman made the motion to accept the April 13, 2009 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.
- 5. Committee Reports** -
 - a. Architectural Committee – Minutes of the April 21, 2009 meeting were distributed.
 - b. City Council Liaison – No report.
 - c. Clubhouse Renovation – The committee will review demolition plans and bids from sub contractors. The demolition permit has been approved.
- 6. Financials & Strategic Plan** – Distribution of the 2009 March financials, Key Performance Indicators and updated strategic plan.
- 7. Resolutions**
 - a. **Guidelines for Apartment Property Signs** –
Director Fuhrman made the motion to adopt the proposed revised Guidelines for Apartment Property Advertising Signs. Director O'Connor seconded the motion and upon vote of the Directors passed the motion unanimously.
 - b. **CCR Enforcement Policy** –
GM Lemoine presented the revised CCR Enforcement Policy. Director Fuhrman made the motion to adopt the proposed CCR Enforcement Policy. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.
 - c. **Rights of Enjoyment** -
Article IV Section 3 sub C - The right of the Association to suspend the enjoyment rights of any member for any period during which any assessment remains unpaid and for any period not to exceed thirty days for any infraction of its published rules and regulations.

Director Warren made the motion to adopt 'not abusing the HOA privileges' as part of the rules and regulations of the HOA. Director Fuhrman seconded the motion and upon vote of the Directors, the motion passed unanimously.

8. **Easement Request Process** – Director Warren presented the Shanley easement request information from 2005-2006.
9. **Old Business** – Discussion about preparation needed for the meeting with the Lake Oswego City Council.
10. **New Business** – None.
11. **Letters to the Board** - Carmen Ireland
12. **Adjournment** – At 9:10 p.m. the meeting was adjourned.



Secretary Treasurer