



Meeting Minutes Board of Directors Work Session May 11, 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, May 11, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, 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 Fuhrman made the motion to accept the April 27, 2009 minutes as written. Director Arntson seconded the motion and upon vote of the Directors, the motion passed (6YES–0NO). Director Barton abstained.
3. **Shanley Easement Request** –
The Board deliberated on the process for the Shanley easement request. A committee will be established to facilitate communication with the MPHOA members residing near the Shanley lot. President Warren appointed Director Nelson to chair the Easement Review Committee; Directors Arntson and O'Connor will also be committee members.
4. **Mt. Park HOA Accounts Receivable Update** –
GM Lemoine presented current A/R data to the Board.
5. **Members-Only Website Access** –
GM Lemoine presented the process proposed for the request of access to the members-only website. Resolution to be put on the agenda for the regular Board meeting on May 26th.
6. **Construction Committee Update** –
The construction committee presented contracts for approval to the board (see below). Director Warren asked for feedback regarding two potential slide options for the leisure pool. It is suggested to record any costs related to the renovation project, currently absorbed in operations, separately to facilitate tracking of all renovation costs outside of the Asset Replacement Fund.
7. **Construction Committee Update – Resolutions** –
 - a. Director Fuhrman made the motion to accept the proposed addendum to the Bremik contract, Exhibits 'A-F' for phase 1. of the renovation (pre-construction costs, earthwork, demolition and general conditions) in the amount of \$825,921.00. Director Arntson seconded the motion and upon vote of the Directors, the motion passed unanimously.
 - b. Director Fuhrman made the motion to accept the proposed addendum to the Waterleaf contract for additional architectural and MEP services related to value engineering measures in the amount of \$28,905.00. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.

- c. Director Nelson made the motion to accept the proposed allowance for tuck pointing of about 4928 square feet of brick area of the clubhouse building envelope in the amount of NTE \$43,120.00. Director Fuhrman seconded the motion and upon vote of the Directors, the motion passed unanimously.

8. **Adjournment** – At 9:17 p.m. the meeting was adjourned.



Secretary Treasurer