



Meeting Minutes Board of Directors Meeting June 22, 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 Tuesday, May 26, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Nelson, O'Connor and Warren. General Manager Lemoine and two visitors were also present. Director Fuhrman was 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** –
Case 11 Oriole – Mark Haleston presented his appeal to the Board and offered to remove the sign in question from his house. Director Barton made a motion to deny the appeal for Oriole lane and to waive the fine. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.
4. **Minutes of Board Meeting** –
Director Nelson made the motion to accept the June 8, 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 June 16, 2009 meeting were distributed.
 - b. City Council Liaison – The City of Lake Oswego has no record of any requests for a traffic light on McNary/Kerr intersection. Per request from Director Nelson to the Traffic Engineer, the City of LO will study traffic patterns on Tanglewood.
 - c. Ad Hoc Committee - Shanley Easement Committee – Director Nelson has prepared a letter to invite Eagle Crest Condominium, Avocet and McNary Highlands homeowners to an informational meeting regarding the Shanley easement request.
 - d. Construction Committee – Director Warren gave an update on the progress of the renovation: BETC, priority list for phase 3, locker rooms out of commission, long lead items which may need Board approval, first loan draw in the amount of \$173,151.00, demolition of locker rooms.
6. **Financials & Strategic Plan** – Distribution and presentation of the 2009 May financials, Key Performance Indicators and updated strategic plan by GM Lemoine.
7. **Resolutions** -
 - a. Director Barton made the motion to accept the proposed coverage by Assurety NorthWest, Inc. for the **builder's risk insurance** for the duration of the renovation project in the amount of \$5,933.00. Director Arntson seconded the motion and upon vote of the Directors, the motion passed unanimously.

- b. Director Warren made the motion to record the **Amendment to the Declaration of Restrictions of Mountain Park** and exhibit B regarding the Maximum Annual Assessment for the period of 1970 – 2009. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.
- c. Director Warren made the motion to accept the proposed policy regarding employment of MPHOA members at the HOA. Director Bogni seconded the motion. A discussion followed and the motion has been tabled.
- d. Director Nelson made the motion to accept and implement the proposed **term limit policy for the Architectural Review Committee** as follows:

Preamble: The bylaws of Mountain Park Home Owners Association are somewhat essential in describing the frame within which the Committees operate

In particular, for the Architectural Committee is read only:

“8.1 ARCHITECTURAL COMMITTEE. The board of directors shall appoint an Architectural Committee of three or more persons who need not be members of the Association, which Committee may act for the board of directors to extent set forth in the Declaration.”

No Term is set for the duration of the position.

The reason could be that usually Committees may be appointed ad hoc and their natural duration would be exhausted by the completion of the task for which the Committee was formed.

The case for the Architectural Committee is different, inasmuch as its function will not cease, since the protection of the aesthetics of Mountain Park is a fundamental tenet of Mt. Park itself.

On the other hand, it would be deemed fair and democratic to allow all members of the HOA to have an opportunity to offer to service on this Committee should they so desire and should they display the qualities, experience and judgment that appear to the appropriate of the position and be appointed by the board.

For this to be rendered possible, it is necessary to limit in some sort the term during which a Committee member may serve, as opposed to that position being ad perpetuita.

We could draw inspiration from the terms set for the Directors of the Board, where under section 5.2 it reads:

“... The members entitled to vote for directors as proved in the Articles of Incorporation shall elect directors for a term of three years to fill the terms of office of directions whose terms expire at such annual meeting. Directors shall service until their successors are elected and assume office.”

Motion: Since the current seven members of the Committee (Chair included) might not be easily replaceable if they are ceased simultaneously, it is proposed that 2 of them will service on for another year (through October 2010), another 2 for two more years (through October 2011), and the remaining ones for three years (through October 2012). All new members after each of these dates will serve the proposed 3 years’ terms. It is further suggested that the number of members be restricted to a maximum of seven, to facilitate the process.

Choice of which members will belong to each of these 3 groups will be selected on the basis of seniority of service on the Committee.

As a reminder, the usual process of selection of member goes through the phases of application by the candidate to the Board, recommendations, interview by the Board and finally approval by the Board. A committee member that has already served may be again a candidate, after completing a previous term of office.

Director Barton seconded the motion and upon vote of the Directors passed the motion unanimously.

e. Director Nelson made the motion to accept the Direct Debit option for monthly payment of the assessments of MPHOA. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.

8. **Old Business** – None.

9. **New Business** – None.

10. **Letters to the Board** – None.

11. **Board Task List** –

The following will be put on the agenda for the next work session: Board Culture (RO), HOA Survey (TN) and the proposal of the revised collections process (TN).

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



Secretary/Treasurer