



Meeting Minutes Board of Directors Work Session July 13, 2009, 7:00 p.m.

Pursuant to notice duly given a work session of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Monday, July 13, 2009. Present at the meeting were Directors Arntson, Barton, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine was also present. Director Bogni was absent.

1. **Call to Order** - The meeting was called to order by President Warren at 7:05 p.m.
2. **Minutes of Board Meeting** –
Director Nelson made the motion to accept the June 22, 2009 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

3. **Work Session**

Mt. Park HOA collections process –

Director Nelson and GM Lemoine presented overview of current collections process to the Board.

- Delinquent accounts are grouped into 4 categories: Payment Plan Agreements, Bankruptcies, Foreclosures, Non-Responders.
- Proposal to adopt more aggressive collections with help from collections agency after extensive communication by MPHOA leads to no results.
- MPHOA will de-activate the 'rights of enjoyment' for all delinquent accounts on the first day past the due date.
- Annual budget should include amount for uncollected assessments.
- Suggested to ask for legal counsel regarding possibility of adding penalty fees to absorb some of the collections expenses once account is turned over to collections agency and the option to charge a reinstatement fee to activate 'rights of enjoyment'.

Construction Committee Update –

Director Warren presented an overview of the current renovation budget and finance model, which incorporates the reserves, loan payments and post-renovation budget.

4. **Old Business** – Director Warren followed up with Andy Jordan (Jordan, Schrader, Ramis attorneys) regarding the departure of Jan Hirsch, Attorney specialized in labor relations. MPHOA may opt to continue to use the services of Jan Hirsch at her private practice.
5. **Adjournment** – At 9:15 p.m. the meeting was adjourned.



Secretary Treasurer