



Meeting Minutes Board of Directors Meeting September 28, 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, September 28, 2009. Present at the meeting were Directors Arntson, Barton, O'Connor and Warren. General Manager Lemoine and one visitor were also present. Director Bogni, Fuhrman and Nelson were absent.

1. **Call to Order** - The meeting was called to order by President Warren at 7:04 p.m.
2. **Visitor Comments** – Scott Napier addressed the Board regarding a tree drilling incident back in 2006 on common property behind his property and the lack of a plan for remediation. Scott will submit a common property work request (CPWR) for the area impacted by the tree drilling incident. Scott also suggested considering defining the use of the fine when imposing a fine for a CCR violation on Mt. Park common property.
3. **Appeals to the Board** – None.
4. **Minutes of Board Meeting** – Director O'Connor made the motion to accept the September 14, 2009 minutes as written. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.
5. **Committee Reports** -
 - a. Architectural Committee (ARC) – Minutes of the September 15, 2009 meeting were distributed.
 - b. City Council Liaison – City Officials are still planning to educate the Board about the Sensitive Lands Code and Map, which is part of the City's Community Development Code.
 - c. Construction Committee – Director Warren gave an update on the progress of the renovation Phase 2. Due to acceptance of a full time job offer, Owners' Representative Randy Cooper will reduce his hours significantly after mid October. Directors O'Connor and Warren have agreed to share his responsibilities and meet weekly with General Contractor Bremik.
6. **Financials & Strategic Plan** – Distribution of the 2009 July financials, Key Performance Indicators and updated strategic plan.
7. **Resolutions** -
 - a. Director Warren made the motion to accept the **change order #4 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which adds \$23,822 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1015, 1033, 1034, 1044, 1049, 1050, 1053, 1056-1060, 1063, 1069 and

- b. Director O'Connor made the motion to accept the proposed **Mountain Park Clubhouse Memberships Policy** as written:

Mountain Park Clubhouse Memberships

On September 28, 2009 the Mountain Park Board of Directors voted to adopt the Mountain Park Clubhouse Membership policy. This document defines the types of clubhouse memberships, expiration and the acceptable forms of identification needed to receive a clubhouse ClubCard. Members access the Mountain Park Clubhouse with a ClubCard.

RIGHTS OF ENJOYMENT

Rights of Enjoyment to the amenities of Mountain Park as described in the Codes, Covenants, and Restrictions (CC&Rs) are granted to those who meet the criteria of one of the membership types described in this policy. Property owners (or their agents) are responsible for providing true and correct information concerning persons living in the property owner's household, rental home/condo/townhome, or apartment units for whom the "Rights of Enjoyment" to the amenities of Mountain Park are granted.

TRANSFERRING RIGHTS OF ENJOYMENT

Each property in Mountain Park has one "right of enjoyment" which authorizes the holder of the right to use the clubhouse and other common area facilities. When a home, condo or townhome is leased, the owner can retain the rights of enjoyment and continue to use the facilities, or transfer the rights to the Primary Tenant. If the clubhouse does not receive a completed Transfer of Rights form, it is presumed that the right has not been transferred and the lessees residing at the property will not be granted access. Once a Transfer of Rights form is on file, lessees need only register at the clubhouse to receive a ClubCard, and can enjoy the facilities.

SANCTIONS

This policy will be strictly enforced and the Mt. Park Home Owners Association can and will pursue criminal prosecution of unauthorized use of the "Rights of Enjoyment" and attempted unauthorized use of the "Rights of Enjoyment." The board may revoke membership privileges of property owners who knowingly add persons for the purpose of falsely obtaining a ClubCard.

There will be a \$20 charge to replace a lost or stolen ClubCard.

TYPES OF MEMBERSHIPS

- 1. Property Owner Membership**
- 2. Resident Membership**
- 3. Provisional Membership**
- 4. Patron Membership**

Property Owner Membership

Property Owner

Classification: *Adult Property Owner identified on the deed of the property*

Expiration: *Transfer of the deed or transfer of his right of enjoyment*

Resident Membership

Spouse or Domestic Partner

Classification: Spouse or domestic partner of Adult Property Owner or TR Primary Tenant

Expiration: Deletion from registration

Child

Classification: Child under the age of 22 of Adult Property Owner or TR Primary Tenant

Expiration: 22nd birthday

TR Primary Tenant

Classification: Adult Property Owner or Trust has transferred his right of enjoyment to the TR Primary Tenant

Expiration: Removal of right of enjoyment

Renter

Classification: A renter registered by the apartment manager

Expiration: Deletion from registration by the apartment manager

Provisional Membership

Other Relative or Person

Classification: Family member or other person residing with the property owner or TR Primary Tenant in the Mt. Park community.

Expiration: 1 year or deletion from registration, whichever period is shorter. Provisional Membership may be renewed with proof of valid I.D.

Patron Membership

Patron

Classification: A person who has subscribed to a month to month membership

Expiration: with termination or non-payment

For information on this membership, please contact Member Services

I.D. Requirements:

Each member must provide the association with one of the following forms of identification to receive a ClubCard:

- Driver License with Mt. Park address
- State issued I.D. card with Mt. Park address
- Children ages 8 through 21 can be accompanied by parent or show current school picture I.D.
- Association approved documentation, decided on a case by case basis

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

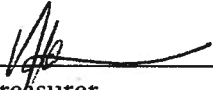
8. **Old Business** – Proposal of employment policy for Mt. Park homeowners was tabled after discussion of pros and cons.

9. **New Business** – Discussion of forming a Clubhouse Committee to recommend, monitor and enforce the clubhouse rules of MPHOA. A request for candidates will be send to members. It is suggested for staff to put together a proposal for a guest policy, clubhouse committee charter and fine structure for violations of clubhouse rules. Further discussion has been scheduled for the next the work session.

10. **Letters to the Board** –

a. Jim Crabtree

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



Secretary Treasurer