



Meeting Minutes Board of Directors Work Session October 12, 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, October 12, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Nelson, O'Connor and Warren. General Manager Lemoine and four visitors were also present. Director Fuhrman was absent.

Call to Order - The meeting was called to order by President Warren at 7:05 p.m.

1. **Architectural Application Appeal** – James McCauley presented his appeal to the Board regarding his unapproved Architectural application.
2. **Lake Oswego Sensitive Lands** – Denise Frisbee, Director of Lake Oswego Planning and Building Service, and Jonna Papaefthimiou, Lake Oswego Natural Resources Planner, presented to the Board the Sensitive Lands Program and how the Sensitive Lands designation impacts common property of Mt. Park HOA.
3. **Minutes of Board Meeting** – Director Arntson made the motion to accept the September 28, 2009 minutes as written. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed (4YES-0NO); Directors Nelson and Bogni abstained.
4. **Construction Committee Report** – Director Bogni made the motion to accept the **change order #5 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which adds \$19,078.00 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1027, 1035, 1036, 1051, 1055, 1061, 1062, 1066, 1071, 1078, 1079, 1080, 1085, and 1086). Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.
5. **Resolution – MPHOA Guest Policy** – Director Warren and GM Lemoine presented an overview of the proposed guest policy, which defines guest categories and guest fees. Discussion followed. Director Barton made a motion to accept the MPHOA Guest Policy as written:

Guest Policy

ARTICLE IV.

PROPERTY RIGHTS IN THE COMMON PROPERTIES.

Section 1. MEMBERS' EASEMENTS OF ENJOYMENT. Subject to the provisions of Section 3 of this Article every member shall have a right of easement and enjoyment in and to the Common Properties, and such easement shall be appurtenant to and shall pass with the title to every Lot or Living Unit and upon the recordation of a contract of sale of any Lot or Living Unit.

Section 2. TITLE TO COMMON PROPERTIES. The Declarant may retain legal title to the Common Properties until such time as it has completed improvements thereon and until such time as in its opinion the Association is able to maintain the same. Notwithstanding the foregoing, the Declarant shall convey the Common Properties to the Association free and clear of all liens and encumbrances not later than December 31, 1978. The Declarant if directed by the Association pursuant to the same vote of membership as required for dedication of the Common Properties may convey the Common Properties to a municipal corporation, public agency or authority rather than convey such Common Properties to the Association.

Section 3. EXTENT OF MEMBERS' EASEMENTS. The rights and easements of enjoyment created hereby shall be subject to the following:

- A. The right of the Association to limit the number of guests of members.*
- B. The right of the Association to charge reasonable admission and other fees for use of any recreational facility situated on the Common Properties.*
- 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; and*

Guest Privileges

- *Members in good standing are allowed to have a maximum of six non-member guests per household per day at the Clubhouse.*
- *Members must register all guests (name, address, phone number).*
- *Members pay the appropriate guest fee upon entry to the Clubhouse.*
- *The member must accompany their guests and will be held responsible for the behavior and actions of their guests when using the Clubhouse.*
- *Members ages 13 and younger shall not have guest privileges.*

Proposed guest rate:

- *Ages 0-2 are free*
- *Fitness Amenities - \$5 (one rate fits all)*
- *Social Amenities - free*
- *Social Programs and Events – same fee as members*

Babysitter/Caregiver Pass

- *Babysitters and Caregivers are permitted to bring members into the Clubhouse for classes, events and activities only with a valid Babysitter/ Caregiver Pass issued to the member or member parent by Membership.*
- *A Babysitter/ Caregiver Pass is not to be construed as a Club membership and cannot be used by the babysitter except when accompanying the Member or Member's children at the Clubhouse. At any other time, the babysitter must be signed in as a Guest by a member.*
- *Babysitters and Caregivers are not allowed to use the Clubhouse facilities unless it is necessary for the activity in which the member or member's children are participating; are not allowed in the Clubhouse alone; and may not bring non-members into the Clubhouse.*
- *A babysitter pass is issued for a specific period and may be renewed by the member thereafter. It is the responsibility of the member to inform Membership when a babysitter's employment has been terminated.*
- *Babysitters and Caregivers must show their Babysitter/ Caregiver pass and I.D. upon entry to the Clubhouse.*

Proposed babysitter/ caregiver pass fee: No additional cost.

House Guest Privileges:

- *Members in good standing are allowed to purchase a maximum of six non-member house guest passes at any time per household for house guests to have access to the Clubhouse.*
- *House guests must live outside a 25 mile radius of Mt. Park*
- *House Guests will need to complete a House Guest Registration Form and show valid I.D.*
- *Members pay the appropriate House Guest Pass fee.*
- *The member must accompany their guests to obtain a House Guest Pass and will be held responsible for the behavior and actions of their guests when using the Mt. Park Clubhouse.*

- *House Guests may use the Clubhouse without the member.*
- *House guest must show their house guest pass and I.D. upon entry to the Clubhouse.*

Proposed house guest rate: *The same rates apply as Patron membership fees (pro-rated in weekly increments without initiation fees).*

*Circumstances not specifically addressed by this policy shall be referred to Membership.
The Association reserves the right to restrict or deny guest access to the Clubhouse at any time.*

Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously. The annual free guest passes will be discontinued. The Guest Policy will go into effect on December 1, 2009.

Adjournment – At 9:40 p.m. the meeting was adjourned.



Secretary Treasurer