



Meeting Minutes Board of Directors Meeting October 26, 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, October 26, 2009. Present at the meeting were Directors Arntson, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine and five visitors were also present. Director Barton was absent.

1. **Call to Order** - The meeting was called to order by President Warren at 7:03 p.m.
2. **Visitor Comments** – Pamela Whelden gave an overview of the US Census Bureau activities for 2010. She asked for assistance from MPHOA to support and promote the goals for the 2010 Census.
3. **Appeals to the Board** –
 - a. **McCauley Appeal** – Director Nelson made a motion to deny the appeal for the 27 Walking Woods CCR violation. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

Director Arntson suggested providing more detailed guidelines as it relates to the paint color palette acceptable in Mt. Park to avoid mistakes due to misinterpretation of 'earth tones'. Curt Shaffstall confirmed that the Architectural Review Committee has started this project.

Director O'Connor made the motion to grant a grace period in lieu of assessing a fine at this time, to correct the infraction as follows:

1. Submit a new architectural application to re-paint your house.
2. Obtain approval for the architectural application.
3. Complete the painting project by July 31, 2010.

If this request is not met, in accordance with the Mt. Park CC&R compliance policy for completion of a non-approved project, a fine shall be assessed. If this request is fulfilled then the board will not assess a fine. Director Nelson seconded the motion and upon vote of the Directors, the motion passed unanimously.

- b. **Kerns Appeal** – Director Warren made a motion to deny the appeal for 10 Bartok Place CCR violation. 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 October 12, 2009 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed (6YES-0NO-Director Barton abstained).

5. Committee Reports -

- a. Architectural Committee (ARC) – Minutes of the October 20, 2009 meeting were distributed.
- b. City Council Liaison – no report.
- c. Construction Committee – Director Warren gave an update on the progress of the renovation Phase 2. The construction committee agreed to additional low voltage scope of work to allow for future technology updates. The pool floors have been poured.

6. Financials & Strategic Plan – Distribution of the 2009 September financials, Key Performance Indicators and updated strategic plan.

7. Resolutions -

- a. Director Warren made the motion to approve the **easement request** as follows:

*Mountain Park Homeowner's Association ("Grantor") hereby conveys to PORTLAND GENERAL ELECTRIC COMPANY ("PGE"), an Oregon corporation, a perpetual easement over, under, upon and across the following described property (the "Property"), situated in Multnomah County, State of Oregon, being a strip of land **six (6)** feet in width, extending **three (3)** feet on each side of a center line, more particularly described as follows: Situated in the Southeast quarter of section 32, Township 1 South, Range 1 East, Willamette Meridian; Beginning on the South boundary of Block 21, Mountain Park Blocks 10 – 31; said point bears South 89°23'40" East 7.30 feet from the Southwest corner of said Block 21; thence along said centerline North 44°37'43" West 50.62 feet to the Northerly boundary of said Block 21 and the terminus of said centerline.*

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

- b. Director Fuhrman made the motion to adopt an **employment of homeowners policy**, which states that MPHOA does not hire Mt. Park homeowners in order to maintain a separation between the people MPHOA serves (Mt. Park homeowners) and the employees. Director Bogni seconded the motion. Discussion followed. Upon vote of the Directors, the motion passed (5YES-1NO Director O'Connor).
- c. Director Warren and GM Lemoine gave an overview of new software for upgraded guest check-in and Point of Sales. Director Bogni made the motion to approve the **purchase of ABACUS software** for upgraded guest check-in to interface with the current HOA software in the amount \$10,440.00. Director Fuhrman seconded the motion and upon vote of the Directors, the motion passed unanimously.
- d. Director Fuhrman made the motion to approve the proposed **contract with Williamson & Associates, LLP** for the independent annual audit of the MPHOA financials and tax filings in the amount not to exceed \$12,500.00. Director Nelson seconded the motion. Discussion followed. Upon vote of the Directors, the motion passed unanimously.
- e. GM Lemoine presented the proposal to allow on-line Board approval of invoices for MPHOA. Discussion followed. Suggested to get feedback from our CPA.

8. Letters to the Board

- a. Florence and Leonard Yospe

9. New Business –

The date for the Board retreat has been set for Saturday, December 5th, 2009.

10. Adjournment – At 9:20 p.m. the meeting was adjourned.



Secretary Treasurer