



## Meeting Minutes Board of Directors Work Session November 9, 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, November 9, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine and two visitors were also present.

**Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.

1. **Architectural Application Appeal** – Director Warren will respond to the letter dated November 4, 2009 from James McCauley.
2. **Appeal case - 8 Becket** – Michael Orlando, attorney for Abbas Massih, presented the appeal of the CCR violation for 8 Becket regarding property in disrepair. MOHOA staff will meet with Michael Orlando on the property site to determine a punch list. Repairs will need to be completed within one month.
3. **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); Directors Barton abstained.
4. **Construction Committee Report** – Director Warren gave an update on the construction schedule. Bremik has prepared a preliminary proposal for the phase 3 scope of the renovation. Hard bids and change orders will follow. The additional scope can be worked into the current schedule.
5. **Executive Session** - At 7:55 p.m. Director Warren made a motion to go into Executive Session to discuss contracts and personnel matters. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously. At 8:34 p.m. Director Warren made a motion to return to the regular session. Director Barton seconded the motion. Upon vote of the Directors the motion passed unanimously.
6. **Resolution** - Director Nelson made the motion to accept the **change order #6 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which deducts \$11,875.00 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1023, 1025, 1028, 1073, 1087, 1089-1094, 1098, 1104, and 1105). Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.
7. **Resolution** - Director Warren made the motion to approve **the phase 3 scope of the renovation**, which includes the group exercise rooms 1 and 2, youth lounge, lobby level restrooms, office improvements, multi-purpose room, North parking area, exterior balconies, drop-in child care and lobby improvements as recommended by the Construction Committee, for an additional amount of \$176,478.00 to the renovation budget. Director Arntson seconded the motion and upon vote of the Directors, the motion passed unanimously.

8. **Resolution** - Director Bogni made the motion to accept the **Loan Amount and the Loan Term and Terms of Repayment of the original Loan Commitment and Loan Agreement** as proposed by IronStone Bank in the letter dated November 3, 2009. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.

9. **Work Session – Patron Memberships**

GM Lemoine presented current stats for Patron Memberships and proposed 2010 rates. After lengthy discussion it was decided to put a freeze on Patron memberships until further notice. The Board does not want to compromise usage of the clubhouse by members until careful review of usage post renovation.

10. **Work Session – On-line A/P approval** – The CPA for MPHOA is comfortable with this electronic option available through our accounting software. A policy needs to be written to spell out the details of the authorized signers of the two approval levels.

11. **Resolution – Clubhouse Committee Liaison**

Director Warren made a motion to appoint Director Fuhrman as the Clubhouse Committee Liaison and form the Clubhouse Committee. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.

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

  
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Secretary Treasurer