



Meeting Minutes Board of Directors Retreat December 5, 2009, 8:00 a.m.

Pursuant to notice duly given a retreat of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Saturday, December 5, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine was also present.

Call to Order - The meeting was called to order by President Warren at 8:00 a.m.

1. **MPHOA 2009 goals in review** – GM Lemoine gave an overview of the goals accomplished in 2009.
2. **2009 SWOT exercise** – The Board put together a revised SWOT (Strengths, Weaknesses, Opportunities, and Threats) for MPHOA.
3. **Mission, vision, principles and strategy** – The Board reviewed the MPHOA mission, vision, principles and strategy. The vision statement has been revised to: Nature's Neighborhood.
4. **2010 Operations goals** – The Board set the 2010 operations goals as follows:
 1. Plan and implement post renovation operations
 2. Achieve financial sustainability
 3. Continue process improvement
 4. Optimize facility usage

Discussion regarding 'green goals' for MPHOA. Green efforts will be embraced but not at all cost.

Discussion regarding the MPHOA monthly newsletters. In general we need to continue to improve communication to the MPHOA membership. The current format of the monthly newsletter will be discontinued and a two page calendar will take its place. Rich information will be posted on the website. Members can opt-in to receive hard copy calendars. Direct mailings will be used to communicate specific information to target groups (i.e. tennis players, seniors, children, etc.).

5. **2010 Board and committee goals** - The Board reviewed and updated the Board Task List for 2010.
6. **2010 Maximum Annual Assessment (MAA)** – Based on the CPI, the MAA for 2010 will remain the same as the MAA for 2009.

7. **2010 Operations Budget** – GM Lemoine presented the first draft of the operations budget.
- a. A mid-year budget meeting will be scheduled to analyze the post renovation operations.
 - b. A grand re-opening will be scheduled for May 1, 2009. The format will be an Open House with a ribbon cutting ceremony, which transitions into an evening social. Sponsorships will be allowed to help fund the event.
8. **2010 Reserve Expenditures** – Decisions related to the 2010 reserve expenditures will be postponed until receipt of the updated reserve study after the completion of the renovation.
9. **Annual Meeting Planning**
- a) The focus on the 2010 annual meeting will be as follows:
 - (i) Accomplishments in 2009. Renovation report and strategic plan update.
 - (ii) State of the Union. How the economy has affected the renovations, the HOA and the budget mindset for 2010.
 - (iii) “Protect the investment”; an overview on how the HOA plans to protect the investment by enforcing the CCRs and its policies.
 - b) There are no proposed resolutions for the 2010 Annual Meeting.
 - c) The annual meeting packet will be streamlined to fit all information and Board candidate profiles in a special edition newsletter format. The updated Enforcement policy will be included if revisions are made in time for the mailing.

Adjournment – At 2:30 p.m. the meeting was adjourned.



Secretary Treasurer