



## Meeting Minutes Board of Directors Work Session December 14, 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, December 9, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine and one visitor were also present. Director Fuhrman was absent.

**Call to Order** - The meeting was called to order by President Warren at 7:07 p.m.

1. **Minutes of Board Meeting –**

Director Nelson made the motion to accept the November 30, 2009 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.

Director Nelson made the motion to accept the December 5, 2009 minutes as written. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.

2. **Construction Committee Report –** Director Warren gave an update on the construction schedule. Bremik has not yet finalized Change Order #7. The freezing temperature has caused some delays in the construction. Lighting and lobby design will be finalized this week.

3. **Work Session –** Discussion regarding the **PGE request for a second easement**. Director Warren and GM Lemoine will schedule a meeting to discuss and better understand: full scope of the project including status of first phase, number and details of the vaults, negotiate electrical improvements at the new employee parking area.

4. **Work Session –** Discussion of the Mountain Park **Architectural Policies and Procedures**. Director Nelson will submit notes to the Architectural Review Committee. Overall consensus is that this is an opportunity to streamline the architectural review process and eliminate extraneous text.

5. **Resolution** - Director Barton made the motion to approve the **2010 MPHOA operations budget** as presented today with the understanding that it will be revisited in six months when we have better post renovation operations data. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

6. **Resolution** - Director Barton made the motion to set the **2010 annual assessment** to \$828.97 for a single family residence. Director O'Connor seconded the motion and upon vote of the Directors, the motion passed unanimously.

7. **New Business –**

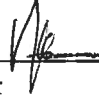
- Director Warren showed examples of businesses and organizations which have chosen to eliminate their hard copy newsletter: Portland Golf Country Club, Girls Scouts of America.
- MPHOA will receive a BRAG award (Business Recycling Awards Group) at the 2010 annual meeting for our sustainable practices.
- Director Nelson suggested for Directors considering opting out of the hard copy Board binders. A lap top can be used and/or the documents will be projected on the screen.

8. **Old Business** – None.

9. **Letters to the Board** – Nona Hoffinger

**Adjournment** – At 8:55 p.m. the meeting was adjourned.

\_\_\_\_\_  
Secretary Treasurer

A handwritten signature in black ink, appearing to be 'Nona Hoffinger', is written over a horizontal line.