



Meeting Minutes Board of Directors Work Session January 11, 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, January 11, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine and eleven visitors were also present.

Call to Order - The meeting was called to order by President Warren at 7:04 p.m.

1. **Minutes of Board Meeting –**

Director Barton made the motion to accept the December 14, 2009 minutes as written. Director O'Connor 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 and a review of recent set-backs such as the wood rot in the balcony glue lam beams, ground bolts for the pool deck drains and the water intrusion in the multi-purpose sports court. GM Lemoine suggested closing the clubhouse during final trade inspections, to prepare operations for the re-opening. Business office would remain open as well as membership transactions.

3. **Resolution –** GM Lemoine presented findings from meeting with PGE regarding the PGE request for a second easement. Director Barton made the motion to approve the **PGE easement** with a minimum compensation in the amount of \$1,000.00 as follows:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 more particularly described as follows:

A tract of land situated in the Southeast quarter of Section 32, Township 1 South, Range 1 East, Willamette Meridian; Commencing at the West corner of Tract 7, Mountain Park No. 4; thence in and Easterly direction along the arc of a 403.95 foot radius curve to the left, through a central angle of 13°01'13" a distance of 81.74 feet; thence North 67°24'05" East 87.74 feet to the point of beginning; thence continuing North 67°24'05" East 10.00 feet; thence South 22°35'55" East 15.00 feet; thence South 67°24'05" West 10.00 feet; thence North 22°35'55" West 15.00 feet to the point of beginning.

Together with the following described tract of land; Commencing at the East corner of said Tract 7; thence in a Westerly direction along the arc of a 506.00 feet radius curve to the left, through a central angle of 8°49'03" a distance of 77.87 feet; thence North 46°53'20" West 119.19 feet; thence along the arc of a 700.34 foot radius curve to the left, through a central angle of 29°32'39" a distance of 361.13 feet; thence North 76°26'00" West 26.18 feet the point of beginning; thence continuing North 76°26'00" West 15.00 feet; thence South 13°12'14" West 15.05 feet; thence South 76°47'46" East 15.00 feet; thence North 13°12'14" East 14.95 feet to the point of beginning.

Together with the following described tract of land; Commencing at the East corner of said Tract 7; thence in a Westerly direction along the arc of a 506.00 foot radius curve to the left, through a central

angle of 8°49'03" a distance of 77.87 feet; thence North 46°53'20" West 83.29 feet to the point of beginning; thence North 46°53'20" West 20.00 feet; thence South 43°01'22" West 20.00 feet; thence South 46°53'20" East 20.00 feet; thence North 43°01'22" East 20.00 feet to the point of beginning. Together with the following described tract of land; Commencing at the East corner of Tract 6, Mountain Park No. 4; thence in a Westerly direction along the arc of a 557.97 feet radius curve to the left, through a central angle of 11°50'16" a distance of 115.28 to the point of beginning; thence continuing along said curve to the left, through a central angle of 1°01'37" a distance of 10.00 feet; thence South 29°45'15" West 7.09 feet; thence South 60°14'45" East 10.00 feet; thence North 29°45'15" East 7.04 feet to the point of beginning.

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

4. **Work Session** – Kevin Christensen, Assistant State Director, and Mark Lytle, Wildlife Specialist, with USDA Wildlife Services joined the board in a discussion regarding **coyotes in Mt. Park**. It is suggested for MPHOA to put on a presentation in cooperation with USDA Wildlife Services and the Planning Department of Lake Oswego because education is important for the prevention of human-coyote conflicts.
5. **Work Session** - Director Nelson presented the results of the **condo and townhome associations' survey** held in 2009. The survey was held when homeowners of 8 properties of the Summit at Mtn. Park HOA requested a reclassification of their properties. Discussion followed regarding the interpretation of the CCRs regarding this subject matter. First, the board will decide on classification of the 8 properties in question. Second, if these properties are reclassified as townhomes the Board needs to determine the level of assessments based on the amenities in this particular development.
6. **Resolution** - Director Nelson suggested to form a Human Resources committee to prepare employee handbook changes and review the employee benefit package at renewal time prior to final approval from the Board. Director Barton made the motion to nominate Director Nelson to chair the Human Resources Committee. Director Warren seconded the motion and upon vote of the Directors, the motion passed unanimously (Director Fuhrman was not present).
7. **Old Business** – None.
8. **New Business** –
 - Director Arntson, Chair of **Nominating committee**, gave an update regarding current Board applications and nomination committee members.
 - The Board **meeting schedule for 2010** is as follows: the Board will meet every 2nd and 4th Monday of the month with the exception of the 4th Monday in November (move to 5th Monday) and the 4th December (skip). The annual meeting will be held on Thursday, March 18.

Adjournment – At 9:25 p.m. the meeting was adjourned.



Secretary Treasurer