



Meeting Minutes Board of Directors Meeting January 25, 2010, 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, January 25, 2010. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine and two visitors were also present.

1. **Call to Order** - The meeting was called to order by President Warren at 7:03 p.m.
2. **Visitor Comments** – Ken Sutton addressed the Board regarding bathroom inequality for male members.
3. **Appeals to the Board** – GM Lemoine gave an update on the lack of progress made for 8 Becket. The Board will reinstate fines if the compliance issues are not addressed by the next Board meeting.
4. **Minutes of Board Meeting** –
Director Nelson made the motion to accept the January 11, 2010 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed unanimously.
5. **Committee Reports** -
 - a. Architectural Committee (ARC) – The minutes of the Architectural Committee were distributed.
 - b. City Council Liaison – Preliminary ideas for potential dog park locations will be discussed during the next LO city council meeting. One of the options is Mountain Park. Discussion followed and concerns were voiced. The Board will continue to gather facts and be open for further discussions.
 - c. Construction Committee – Director Warren gave an update on the progress of the renovation and distributed a financial renovation update.
 - d. Nominating Committee – Director Arntson reported that the candidates have been selected for the upcoming annual meeting vote. The candidates are: Luigi Bogni, Barry Dod and Ted Nelson. It is suggested to get a nominating committee handbook put in place to facilitate the nomination process in the future. It is also recommended to verify with candidates that there is no potential conflict of interest with their profession/company.
6. **Financials & Strategic Plan** – The 2009 financials will be made available by the auditor mid February.

7. Resolutions –

Director Warren made the motion to add the following product to the **approved materials list of the Architectural Policy for flat roofs**: I.B. Roof Systems 50-80 mil. CPA Thermo-Plastic membrane. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.

Director Fuhrman made the motion to accept the **change order #8 to the GMP of the contract of general contractor Bremik** as recommended by the Construction Committee, which adds \$39,348.00 to the renovation project due to a combination of added scope and Value Engineering of items (see details COR 1037, 1040, 1082, 1083, 1095, 1099, 1109, 1066, 1110, 1111, 1115, and 1116. Director Barton seconded the motion and upon vote of the Directors, the motion passed unanimously.

Director Barton made the motion to approve and adopt the Wildlife Management Policy as described below:

Preamble

Mountain Park has 185 acres of common property, some of which has been left in its natural state. There is also a significant amount of additional undeveloped land near our community. This land is home to an abundance of wildlife. The animals living around us are a normal part of the ecosystem and are for the most part beneficial. On occasion, however, animals and humans come into conflict, requiring intervention.

The Association possesses no expertise in wildlife management. However, such expertise is available from government agencies such as the U.S. Department of Agriculture Wildlife Services (USDAWS). This policy is intended to define the role of the Association in dealing with wildlife issues.

Policy

The Association assumes no responsibility for managing wildlife with Mountain Park. That will be left to appropriate government agencies.

Because most of the conflict between urban wildlife and people is the result of human actions, the Association will maintain educational materials for residents on the MPHOA website that illustrate how to minimize such conflict.

When a resident reports that they believe an animal in Mountain Park represents a threat or nuisance, staff will direct that resident to the City of Lake Oswego or the USDAWS. Investigation and management of the complaint will be left to the appropriate government agencies.

At times, the agency handling a wildlife complaint may require the cooperation of the Association. For example, access to common property might be required to remove a problem animal. In general, the Association will follow the recommendations of agency wildlife experts, but the Association is not bound by those recommendations. The general manager has the authority to grant access to common property to government personnel working to resolve a wildlife complaint. Only the board of directors, however, may grant access to private contractors working directly for a homeowner.

The Association will not be responsible for any expenses incurred. If there are any charges, necessary financial arrangements must be made directly between the resident filing a complaint and the agency managing it.

Director Nelson seconded the motion. Discussion followed. Upon vote of the Directors, the motion passed unanimously.

8. Letters to the Board –

- a. Ken Sutton
- b. Richard Slaven & Linda Hartling
- c. Clark Schenkenberger submitted an article published in the Oregonian about the availability of Wi-Fi devices for donation to HOAs.


9. Old Business –

- a. PGE agreed to compensation in the amount of \$3,000 in exchange for the 2nd easement request as voted on in the Board meeting on January 11, 2010.
- b. Director Barton presented perimeters for the classification of living units based on the interpretation of the CCRs. Discussion followed.

10. New Business –

- a. MPHOA won the '2009 Very Large Association of the Year' award from Community Associations Institute.
- b. Director Warren presented the Parkways Annual Meeting edition for review of the Board.
- c. Director O'Connor suggested to Director Nelson and GM Lemoine contacting the LO Art Council to discuss art in Mt. Park opportunities.
- d. The new website is ready for Board review. The website no longer requires a member log-in and password, for the time being members will not be able to view their account information, 80% of the context is static and the website has been reformatted organizationally.

11. Adjournment – At 9:30 p.m. the meeting was adjourned.



Secretary Treasurer