



Meeting Minutes Board of Directors Meeting August 23, 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, August 23, 2010. Present at the meeting were Directors Barton, Bogni, Dod, Nelson, O'Connor, Paddack and Warren. Two visitors were also present.

1. **Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.
2. **Visitor Comments** – Member Michael Hall discussed his letter submitted to the Board dated August 3, 2010 expressing concern over views in Mountain Park not being adequately considered when the Association and homeowners plant trees. Board expressed to Mr. Hall that it had no direct control over trees on private property. Mr. Hall offered to help in a project to create awareness and influence action among Members within Mountain Park.
3. **Appeals to the Board** - None.
4. **Minutes of Board Meeting** –
 - a. Director Nelson made a motion to accept the June 28, 2010 minutes as written. Director Bogni seconded the motion and upon vote by the Directors, the motion passed unanimously.
 - b. Director O'Connor made a motion to accept the August 9, 2010 minutes as written. Director Dod seconded the motion and upon vote by the Directors, the motion passed unanimously.
5. **Committee Reports** –
 - a. Architectural Committee (ARC) – Committee Chairman Shaffstall discussed the following:
 - i. Reasons around three denials on the Committee's minutes dated August 17, 2010.
 - ii. Conflict between Touchstone HOA and Member who painted his wood shingle roof red. Member did not submit an application to either Touchstone or Mountain Park.
 - iii. Recommendation to make in the future a presentation to the Board regarding the difference in the roles of the Architectural and Compliance committees.
 - iv. Director Barton presented to the Board the problem that there are few polices around architectural guidelines making the Compliance Committee's enforcement duties difficult. Director Nelson committed to creating an outline of policies by the next Board Meeting (September 20, 2010).

- b. City Council Committee – No report
 - c. Construction Committee – Director Warren presented the following:
 - Electrical-use monitoring project is nearly completed so that City of Lake Oswego can review data and approve the Clubhouse electrical load allowing us to bring on board the last HVAC.
 - Clubhouse shuts off water on September 7, 2010 for ten days for plumbing rework.
 - Architectural firm is working plans to replace rotting beam on the South side outside of the Hawthorne Room
 - At the upcoming Work Session, Director Warren will present construction cost final summary.
 - d. Clubhouse Committee – Director Dod presented the following:
 - Exception request that falls outside existing policy: Members own a vacant lot in Mtn. Park and requested that their adult son who lives with them be able to use the Clubhouse. Directors discussed and agreed that policy around adult children of Member applies in this case (assuming that son is not a deed holder jointly with his parents).
 - Also, discussed an incident where a clock was broken by accident by four 10 year-old boys rough housing in Studio no. 2. Penalty was two hours of community service for MP. Two out of the four parents cooperated. Next steps: block kids (or family) from CH and bill them for the clock. Director Dod posed the question whether the sanctions policy includes a provision for sanctions if a Member willfully ignores the process.
6. **Financials** – The Board of Directors reviewed the Financial Package for the month ending July 31, 2010.
7. **Resolutions** – none
8. **Letters to the Board** –
- a. **Hall** – Member Hall attended meeting. See Section no. 2
 - b. **Lee** – Thanked Mountain Park for its participation in the 2010 United States Census.
 - c. **Williams** – Board discussed Member Williams' request that the Association clarify rules around holiday lights. The Board briefly discussed and deferred action until the policy is completed referenced in Section 5(a)(iv)
9. **Old Business** – Board discussed the reserve study project. Director O'Connor updated the Board on the portion of the project subcontract to Bremik Construction. Director O'Connor estimates that the reserve study would be completed by December 31, 2010. Director Warren posed the question regarding whether the Board can begin to approve reserve expenditures. Board agreed that the Board may approve certain expenditures before the report is completed.
10. **New Business** – Director Warren asked the Directors to look for a date on Saturday in the months of either September or October to hold the Board's annual retreat. Director Warren will send request to Board and select a date.
11. **Adjournment** – At 8:06pm, the meeting was adjourned.



Secretary Treasurer