

PROPRITARY INFORMATION

Mountain Park Condominiums
Owner Association

Annual Meeting
March 31, 2026

LIST OF EXHIBITS

- 1) 2026 ANNUAL MEETING NOTICE
- 2) AGENDA
- 3) GRAPH
- 4) PMI BALANCE SHEETS JAN & FEB 2026
- 5) 2026 BUDGET
- 6) PMI BALANCE SHEET YEAR END 2025
- 7) PMI INCOME STATEMENT BUDGET VS ACTUAL
- 8) 2025 INCOME VS EXPENSES
- 9) POOL HOUSE REMODEL DESIGN
- 10) SURVEY DECEMBER 2025
- 11) AREA BOUNDARY LINES
- 12) CURRENT LOT LINES and PROPOSED LINES – MPC

From: Byron Minton <byron13mpc@icloud.com>

Date: March 2, 2026 at 8:06:14 PM MST

To: Byron Minton byron13mpc@icloud.com

Subject: MPC Annual Meeting 2026 Notice

To All Unit Owners—

The Annual Meeting of the Association will be held Tuesday, March 31, 2026 at 6:00 pm in the Sycamore room of the Collister branch of the public library.

The purpose of the meeting is given in Section 2.8 of the Bylaws.

Additional information will be sent to you soon.

Thank you for making plans to attend.

Byron Minton
Secretary/Treasurer

Sent from my iPhone

Mountain Park Condominiums Owners **Association**

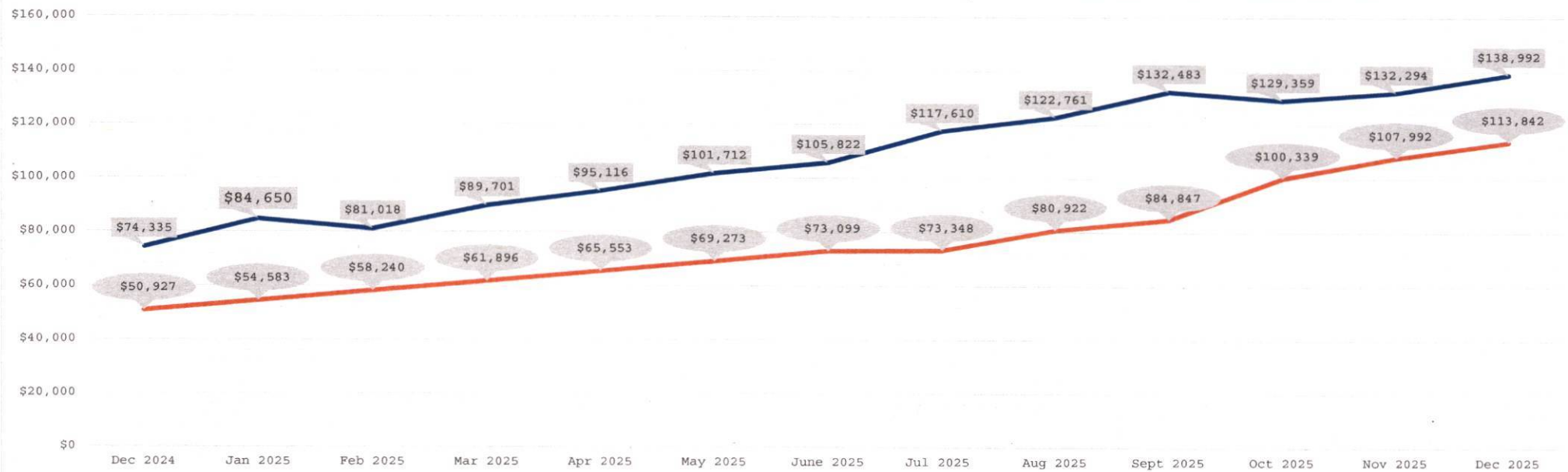
Annual Meeting — March 31, 2026

6:00 – 6:15 Sign In - 6:15 Call to Order - 7:45 Adjournment

Agenda

- Roll Call
- Proof of Notice of Meeting
- Minutes of 2025 Annual Meeting Approval
- Board Member Election
- Removal of Directors
- Report of 2025 Finances by PMI of Treasure Valley
- Special Projects
 - a) RoofDeck Project Update
 - b) Asphalt Repair Update
- New Business: Discussion Townhomes Encroachment
- Q&A
- Adjournment

MTN PARK HOA 2025 - Top #'s = Month End Holdings - Bottom #'s = Reserves





Balance Sheet	
Mountain Park Condominium Owners Association, Inc	
End Date: 01/31/2026	

Date: 2/13/2026
Time: 11:04 am
Page: 1

	Operating		Total
Assets			
SouthState Bank - Operating Acct	\$	16,750.60	\$ 16,750.60
Key Bank Operating Acct (4949)		2,074.01	2,074.01
Key Bank - Savings Insurance (1626)		11,000.09	11,000.09
Key Bank - <u>Reserves</u> (7415)		115,024.40	115,024.40
Total: Assets	\$	144,849.10	\$ 144,849.10
Liabilities & Equity			
Prepaid Assessment		9,125.00	9,125.00
Unappropriated Mbrs' Equity		131,336.47	131,336.47
Net Income Gain/Loss		4,387.63	4,387.63
Total: Liabilities & Equity	\$	144,849.10	\$ 144,849.10



Balance Sheet	
Mountain Park Condominium Owners Association, Inc	
End Date: 02/28/2026	

Date: 3/12/2026
Time: 5:12 pm
Page: 1

	Operating		Total
Assets			
SouthState Bank - Operating Acct	\$	6,514.74	\$ 6,514.74
Key Bank Operating Acct (4949)		2,074.01	2,074.01
Key Bank - Savings Insurance (1626)		11,000.18	11,000.18
Key Bank - <u>Reserves</u> (7415)		122,247.08	122,247.08
Total: Assets	\$	141,836.01	\$ 141,836.01
Liabilities & Equity			
Prepaid Assessment		7,768.00	7,768.00
Unappropriated Mbrs' Equity		131,336.47	131,336.47
Net Income Gain/Loss		2,731.54	2,731.54
Total: Liabilities & Equity	\$	141,836.01	\$ 141,836.01

Mountain Park Condominium Owners Association, Inc					
	Account	Description	2025 Budget	2025 YTD	2026 Budget
Operating Accounts					
Income Accounts					
	40-4000-00	Assessment General - HOA Dues	\$118,800.00	\$105,261.64	\$118,800.00
	40-4300-00	Special Assessment	\$0.00	\$26,278.36	\$0.00
	42-4510-00	NSF Fee Income	\$0.00	\$6.00	\$0.00
	42-4545-00	Transfer Fee Income	\$0.00	\$250.00	\$0.00
	42-4700-00	Bank Interest Income	\$0.00	\$1,355.09	\$2,500.00
Income Accounts Total			\$118,800.00	\$133,151.09	\$121,300.00
Expense Accounts					
Management & Admin Expenses					
	50-5000-00	Management Contract	\$4,500.00	\$4,125.00	\$4,500.00
	50-5005-00	Postage/Office Supplies Expense	\$200.00	\$93.80	\$150.00
	50-5040-00	Bank Charges / NSF	\$0.00	\$6.00	\$0.00
Taxes and Insurance					
	52-5045-00	Insurance Expense	\$9,000.00	\$7,498.85	\$10,000.00
	52-5050-00	State Taxes	\$10.00	\$82.09	\$10.00
	52-5051-00	Taxes: Income	\$0.00	\$0.00	\$750.00
	52-5085-00	Misc Admin Expense - PO Box	\$250.00	\$192.00	\$250.00
	52-5170-00	Website Expenses	\$400.00	\$486.00	\$400.00
Professional Fees					
	54-5100-00	Legal General	\$1,000.00	\$0.00	\$1,000.00
	54-5152-00	Professional Fees: Accounting/Audit/Tax Prep	\$800.00	\$290.00	\$800.00
Utilities					
	58-5500-00	Electricity	\$3,000.00	\$2,274.74	\$3,000.00
	58-5510-00	Water	\$6,500.00	\$5,100.66	\$6,000.00
	58-5812-00	Trash/Sewer Contract - City	\$8,000.00	\$7,976.97	\$7,000.00
	58-5815-00	Phone/Internet	\$0.00	\$971.40	\$1,200.00
Pool Expenses					
	62-6000-00	Pool Maintenance	\$6,000.00	\$4,152.40	\$4,000.00
	62-6020-00	Pool Repairs	\$4,000.00	\$15,984.76	\$2,000.00
Landscape Expenses					
	63-5400-00	Landscape/Grounds Contract	\$7,250.00	\$6,900.00	\$8,000.00
	63-5410-00	Landscape: Sprinkler/Irrigation Repair	\$3,000.00	\$601.00	\$2,000.00
	63-5430-00	Landscape: Hillside Maintenance	\$3,000.00	\$750.00	\$2,000.00
	63-5435-00	Landscape: Tree Maintenance and Other	\$2,500.00	\$1,600.00	\$2,500.00
	63-5470-00	Snow & Ice Management	\$8,000.00	\$5,700.00	\$8,000.00

Facilities Expenses					
	64-5747-00	Street/Road Maintenance and Repair	\$13,000.00	\$662.77	\$0.00
	64-5753-00	Fence Maintenance /Repair - Dumpster Enclosure	\$9,500.00	\$0.00	\$0.00
	64-5757-00	Electrical Repair and Maintenance	\$1,500.00	\$386.00	\$0.00
	64-5760-00	Gutter Maintenance / Repair	\$2,500.00	\$0.00	\$2,500.00
	64-5775-00	Pest Control	\$0.00	\$220.00	\$250.00
	64-5785-00	Touch Up Painting Expense	\$3,500.00	\$0.00	\$1,000.00
	64-5790-00	Building Maintenance / Repair	\$1,000.00	\$5,014.45	\$1,000.00
	64-5795-00	Plumbing	\$1,500.00	\$0.00	\$1,500.00
	64-5800-00	Janitorial Service	\$2,160.00	\$0.00	\$2,236.00
	64-5805-00	Miscellaneous Expenses	\$1,200.00	\$0.00	\$0.00
	64-5820-00	Fire Panel Maint	\$8,000.00	\$6,342.09	\$0.00
	64-5830-00	Fire & Safety Inspections and Monitoring 1415	\$2,400.00	\$2,921.00	\$800.00
	64-5831-00	Fire & Safety Inspections and Monitoring 1419	\$0.00	\$0.00	\$800.00
	64-5831-00	Fire & Safety Inspections and Monitoring 1419	\$0.00	\$0.00	\$800.00
Reserve Transfers					
	85-8501-00	Reserve Contribution - Property	\$0.00	\$0.00	\$43,200.00
Expense Accounts Total			\$113,670.00	\$80,331.98	\$117,646.00
Operating Accounts Net			\$5,130.00	\$52,819.11	\$3,654.00

	Operating		Total
Assets			
SouthState Bank - Operating Acct	\$	11,062.46	\$ 11,062.46
Key Bank Operating Acct (4949)		2,131.49	2,131.49
Key Bank - Savings Insurance (1626)		11,956.10	11,956.10
Key Bank - Reserves (7415)		113,842.13	113,842.13
Total: Assets	\$	138,992.18	\$ 138,992.18
Liabilities & Equity			
Prepaid Assessment		7,800.00	7,800.00
Unappropriated Mbrs' Equity		68,422.92	68,422.92
Net Income Gain/Loss		62,769.26	62,769.26
Total: Liabilities & Equity	\$	138,992.18	\$ 138,992.18

		Actual	Budget	\$ Over Budget	% of Budget
40-4000-00	Assessment General - HOA Dues	\$118,620.00	\$118,800.00	(\$180.00)	99.85%
40-4300-00	Special Assessment	\$27,595.00	\$0.00	\$27,595.00	100.00%
42-4510-00	NSF Fee Income	\$6.00	\$0.00	\$6.00	100.00%
42-4545-00	Transfer Fee Income	\$250.00	\$0.00	\$250.00	100.00%
42-4600-00	Delinquent Fee Income	\$0.00	\$0.00	\$0.00	100.00%
42-4700-00	Bank Interest Income	\$1,696.53	\$0.00	\$1,696.53	100.00%
		\$148,167.53	\$118,800.00	\$29,367.53	124.72%
Management & Admin Expenses					
50-5000-00	Management Contract	\$4,500.00	\$4,500.00	\$0.00	100.00%
50-5005-00	Postage/Office Supplies Expense	\$105.00	\$200.00	(\$95.00)	52.50%
50-5010-00	Not used Posage/Mailings	\$0.00	\$0.00	\$0.00	100.00%
50-5040-00	Bank Charges / NSF	\$6.00	\$0.00	\$6.00	100.00%
Total Management & Admin Expenses:		\$4,611.00	\$4,700.00	(\$89.00)	98.11%
Taxes and Insurance					
52-5045-00	Insurance Expense	\$9,199.85	\$9,000.00	\$199.85	102.22%
52-5050-00	State Taxes	\$82.09	\$10.00	\$72.09	820.90%
52-5085-00	Misc Admin Expense - PO Box	\$192.00	\$250.00	(\$58.00)	76.80%
52-5170-00	Website Expenses	\$486.00	\$400.00	\$86.00	121.50%
Total Taxes and Insurance:		\$9,959.94	\$9,660.00	\$299.94	103.10%
Professional Fees					
54-5100-00	Legal General	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
54-5152-00	Professional Fees: Accounting/Audit/Tax Prep	\$290.00	\$800.00	(\$510.00)	36.25%
Total Professional Fees:		\$290.00	\$1,800.00	(\$1,510.00)	16.11%
Utilities					
58-5500-00	Electricity	\$2,639.72	\$3,000.00	(\$360.28)	87.99%
58-5510-00	Water	\$5,753.20	\$6,500.00	(\$746.80)	88.51%
58-5812-00	Trash/Sewer Contract - City	\$9,798.02	\$8,000.00	\$1,798.02	122.48%
58-5815-00	Phone/Internet	\$1,170.88	\$0.00	\$1,170.88	100.00%
Total Utilities:		\$19,361.82	\$17,500.00	\$1,861.82	110.64%
Pool Expenses					
62-6000-00	Pool and Spa Maintenance	\$4,152.40	\$6,000.00	(\$1,847.60)	69.21%
62-6020-00	Pool and Spa Repairs	\$15,984.76	\$4,000.00	\$11,984.76	399.62%
Total Pool Expenses:		\$20,137.16	\$10,000.00	\$10,137.16	201.37%
Landscape Expenses					
63-5400-00	Landscape/Grounds Contract	\$8,000.00	\$7,250.00	\$750.00	110.34%
63-5410-00	Landscape: Sprinkler/Irrigation Repair	\$1,495.00	\$3,000.00	(\$1,505.00)	49.83%
63-5430-00	Landscape: Hillside Maintenance	\$750.00	\$3,000.00	(\$2,250.00)	25.00%
63-5435-00	Landscape: Tree Maintenance and Other	\$1,600.00	\$2,500.00	(\$900.00)	64.00%
63-5470-00	Snow & Ice Management	\$2,546.65	\$8,000.00	(\$5,453.35)	31.83%
Total Landscape Expenses:		\$14,391.65	\$23,750.00	(\$9,358.35)	60.60%
Facilities Expenses					
64-5747-00	Street/Road Maintenance and Repair	\$662.77	\$13,000.00	(\$12,337.23)	5.10%
64-5753-00	Fence Maintenance /Repair - Dumpster Enclosure	\$0.00	\$9,500.00	(\$9,500.00)	0.00%
64-5757-00	Electrical Repair and Maintenance	\$386.00	\$1,500.00	(\$1,114.00)	25.73%
64-5760-00	Gutter Maintenance / Repair	\$17.04	\$2,500.00	(\$2,482.96)	0.68%

64-5775-00	Pest Control	\$220.00	\$0.00	\$220.00	100.00%
64-5785-00	Touch Up Painting Expense	\$50.75	\$3,500.00	(\$3,449.25)	1.45%
64-5790-00	Building Maintenance / Repair	\$2,829.25	\$1,000.00	\$1,829.25	282.93%
64-5795-00	Plumbing	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
64-5800-00	Janitorial Service	\$2,557.80	\$2,160.00	\$397.80	118.42%
64-5805-00	Miscellaneous Expenses	\$0.00	\$1,200.00	(\$1,200.00)	0.00%
64-5820-00	Fire Panel Maint	\$6,342.09	\$8,000.00	(\$1,657.91)	79.28%
64-5830-00	Fire & Safety Inspections and Monitoring 1415	\$3,581.00	\$2,400.00	\$1,181.00	149.21%
Total Facilities Expenses:		\$16,646.70	\$46,260.00	(\$29,613.30)	35.99%
		\$85,398.27	\$113,670.00	(\$28,271.73)	75.13%
Net Income:		\$62,769.26	\$5,130.00	\$57,639.26	1,223.57%

2025

INCOME vs EXPENSES

01/01/2025

—

12/31/2025



\$ 148,167.53



\$ 85,398.27



\$ 12,347.30
Per Month



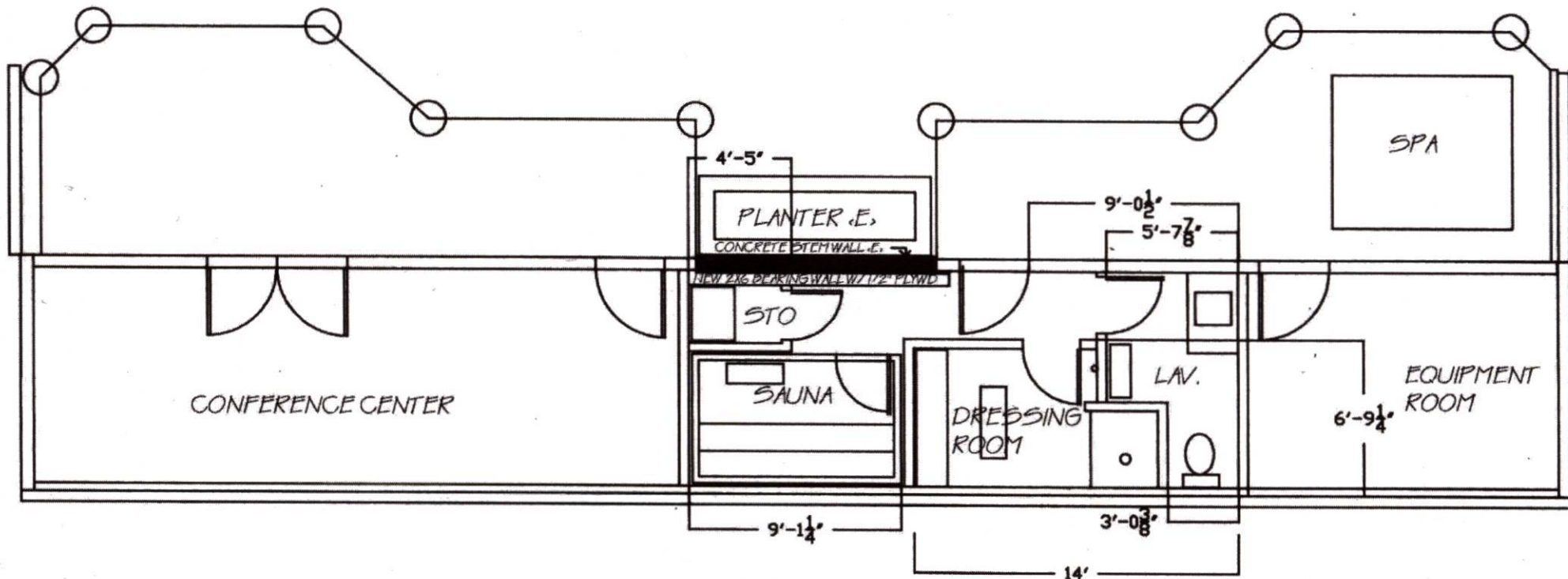
\$ 7,116.52
Per Month



\$ 342.98
Per Unit



\$ 197.68
Per Unit



MOUNTAIN PARK CONDOMINIUM DEVELOPMENT
 CLUBHOUSE REMODEL PROJECT
 WEST CAMEL BACK LN. BOISE, IDAHO 83702.

MARCH 20, 2026



EXISTING LEGEND

- | | |
|-----------------------|----------------------------------|
| ■ | FOUND ALUMINUM CAP |
| ○ | FOUND 5/8" REBAR (PLS MOVED) |
| • | FOUND 1/2" REBAR (PLS MOVED) |
| • | SET 5/8" REBAR (PLS 3619) |
| • | SET BRASS PLUG (PLS 3619) |
| --- | PROPERTY BOUNDARY |
| S 89°03'13" E 165.00' | BEARING & DISTANCE (AS SURVEYED) |
| --- | PROPERTY LINE |
| ===== | VERTICAL CURB AND GUTTER |
| ===== | EXTENDED CURB |
| ===== | CONCRETE |
| ===== | BUILDING |
| ===== | WELL |
| ○ | STORM DRAIN INLET |
| ○ | STORM DRAIN INLET |
| ○ | WATER METER |



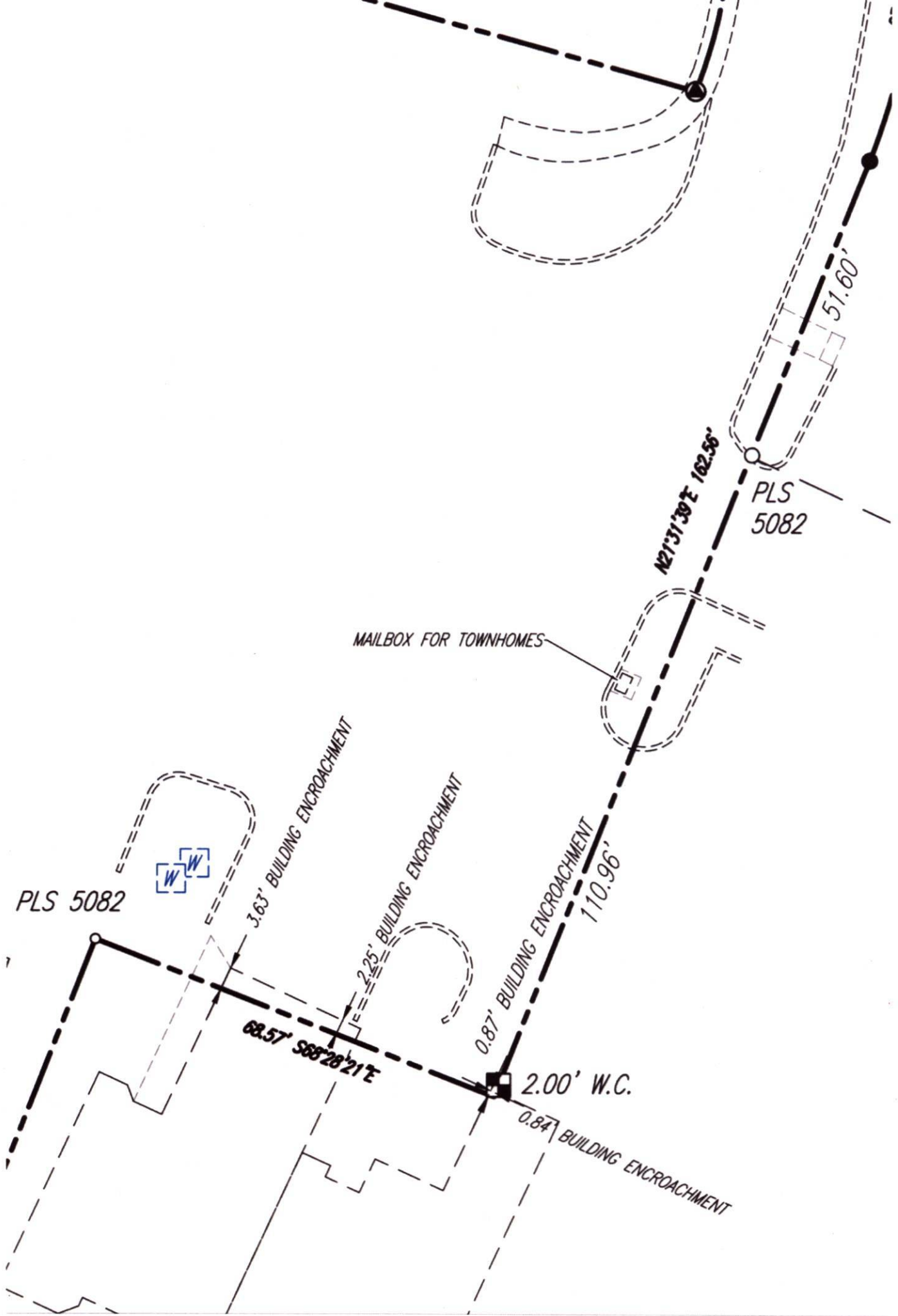
BRIGGS ENGINEERING, Inc.
 www.briggs-engineering.com
 200 S. ALBANY ST. SUITE 200
 GARDEN CITY, OR 97130
 509.938.1100

MOUNTAIN PARK CONDOMINIUM
CAMEL BACK LANE, BOISE, IDAHO
SITE PLAN
 SCALE: AS SHOWN
 SHEET NO: 251215-03.1-1
 DATE: DECEMBER 2025

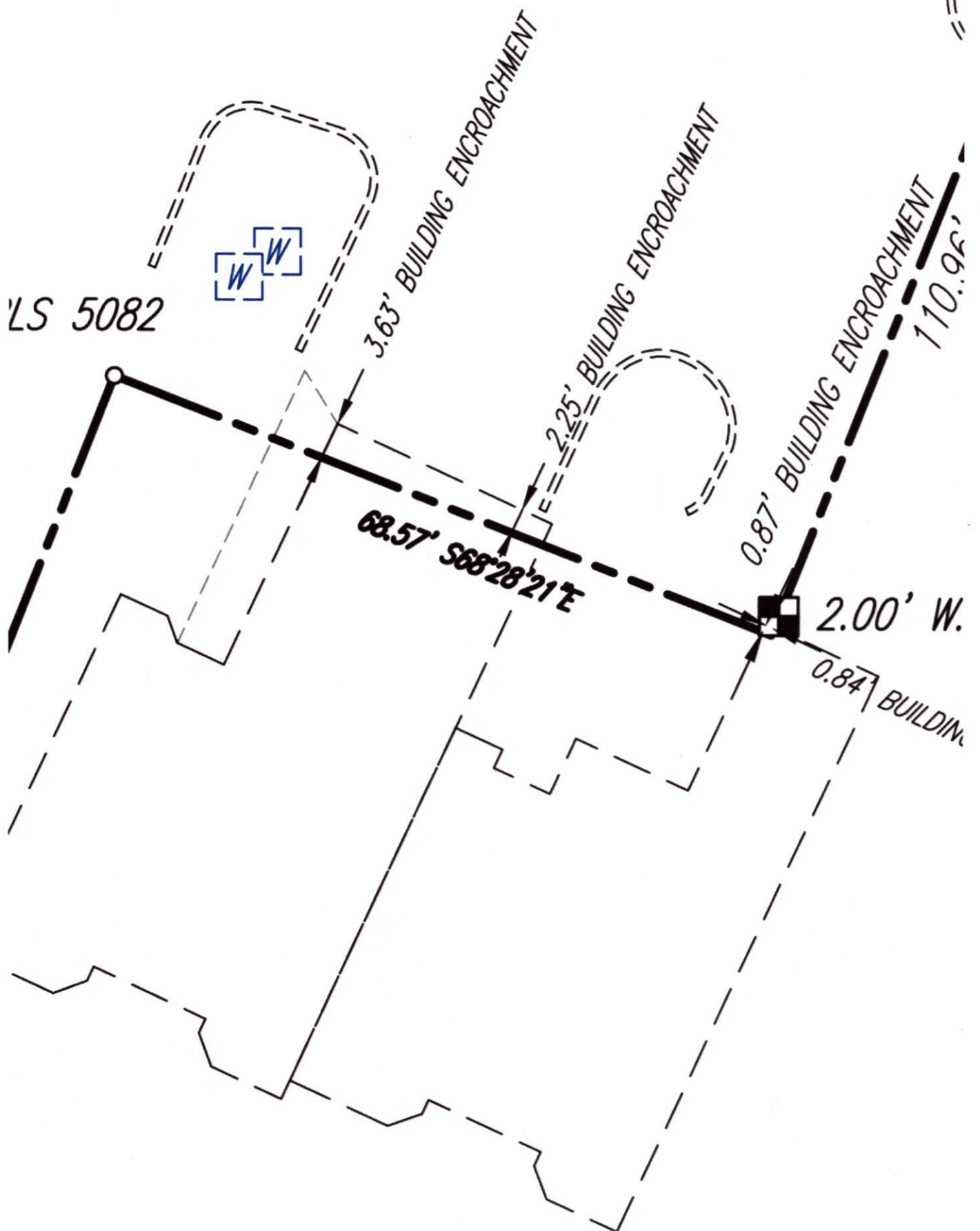
REVISION: 12/19/2025 BY: DB

SHEET: **C0.1**





MAILBOX FOR TOWNHOMES





Current Lot Lines



Proposed Lot Lines

