MINUTES

Mountain Park Condominiums Owners Association
RDP Update, Camel Back Lane Condition, Townhomes Encroachment — January 14, 2026
30-30-612 Board Meeting — 7:15 - 8:00 PM

On Wednesday, January 14, 2026 a meeting of the Board of Directors of Mountain Park Condominiums was held by phone conference under Idaho Statute 30-30-612. Conducting meetings in this manner was approved by the Board on December 16, 2025.

Agenda

- RoofDeck Building Project (RDP) Update
- Condition of Camel Back Lane (CBL)
- Townhomes Encroachment
- 2001 Agreement for Maintenance of Camel Back Lane (CBL)

On January 11th[th], an email was sent to all board members announcing a 30-30-612 board meeting. Subsequently on January 13[th] **four exhibits** to be **referenced during the meeting** were sent by email to board members who had confirmed their attendance.

Attending were five (5) board members: Larry Howard; Byron Minton; Barbara Mason; Zo Cserna and John Liparelli. Not attending: Jason Almerico and Donna Calhoun.

The **first two exhibits** were a part of the recent December 2025 **boundary survey conducted by Briggs Engineering.** The **third exhibit** included photos showing current lot lines and a proposed lot line adjustment, **requested by the Townhomes**. The **last exhibit** was the **2001 Agreement for Maintenance** of Camel Back Lane, this having been provided by Parklane Management Company.

President Larry Howard called the meeting to order at 7:15 pm. A quorum was present.

RoofDeck Project Update. DK Restoration is the company that removed *fascia boards* and some *external ceiling areas* of the RoofDeck to facilitate a limited visual inspection by Structural Engineering Consultants (SEC), which resulted in their October 20, 2025 report.

Larry explained the next step, which has been approved by the Board, is to determine the condition of the entire wood joists and beam structure supporting the concrete RoofDeck surface. This can be done now by removal of the *internal ceiling areas* of the rooms below the RoofDeck, to include the pump room, the two bathrooms and the storage room. The Sauna will also be removed. This work will be done by DK Restoration. An evaluation afterwards will determine the next step, which may involve SEC.

The RDP will be funded in phases through **Special Assessment** using the established **Funding Policy**. The amount to be assessed **for Phase 1** was given by Larry **to be $71 per unit** and approved by the Board.

Camel Back Lane Condition and Surveyed Boundary. Larry began by referencing a conversation with a representative from the Townhomes Board regarding their plan to resurface the asphalt in front of the Townhomes. Referencing to the above mentioned first two exhibits from the **Briggs Engineering survey** and report, which **showed that Camel Back Lane**, which begins at 15th Street, and **terminates within the structure of west end of the Townhome development**. The Mountain Park Townhomes Association has been aware of this encroachment for over thirty (30) years.

Townhomes Encroachment. The conversation resulted in the **Townhomes** sending the third exhibit to Mountain Park Condominiums for consideration, which **requested a lot line adjustment** to the end of Camel Back Lane. Larry pointed out, the Mountain Park Condominiums Association would need to become familiar with this situation and additional information will gathered before **a comprehensive presentation to be made to the Association**. See Article 6 – Section 6.2.

2001 Agreement for Maintenance of Camel Back Lane. The discussion then turned to the 2001 Agreement, a part of which shows which group is responsible for certain areas and locations, specifically Berms and Planters of the landscaping. This includes who supplies water to these areas. The Agreement references an "Exhibit A" possibly describing these landscaped areas. **Exhibit A is missing.**

As a result of certain ambiguities of the Agreement and a missing Exhibit A, the **way to proceed** as Larry indicated, would be for **the Agreement to be examined fully in order to gain a fundamental understanding** of unknown consequences that may arise. A meeting with the entities involved, and based upon each having their own vested interest, a revision or a new Agreement—clearly defining all responsibilities shall be considered.

In conclusion, since Camel Back Lane is owned by the Association, all Board participants in this meeting agreed to have **Larry Howard as President take the lead in examining the Agreement in detail.** Then a discussion with the other two stake holders for a **revision and drafting of a new Agreement**, to be approved by the MPC Association, would be appropriate. Also, **Larry will take the lead in a resolution of encroachment of the Townhomes into Camel Back Lane,** to be approved by the MPC Association.

The meeting was adjourned at 8:00 pm.

Byron Minton
Secretary/Treasurer