MINUTES

Mountain Park Condominiums Owners Association
Annual Meeting — March 31, 2026
Sycamore Room Collister Library — 6:15 - 7:55 PM

On Tuesday, March 31, 2026 the Annual Meeting of the Association was held in the Sycamore Room of the Collister public library.

Agenda

- Roll Call Check-in and Handouts
- Proof of Notice and Opening Remarks
- Minutes of 2025 Annual Meeting Approval
- Board Member Election
- Removal of Directors - Vote
- Change Number of Directors to Five (5) - Vote
- Presentation of Year 2026 Budget
- Financial Report 2025 by PMI of Treasure Valley
- Special Projects
  a) RoofDeck Project Update
  b) Asphalt Repair Update
- New Business: Discussion Townhomes Encroachment
- Q&A
- Adjournment

On March 2, 2026, an email announcing the Annual Meeting was sent to all members of the Association as required in Section 2.4 of the Bylaws.

Attending in person were five (5) board members: Larry Howard; Byron Minton; Jason Almerico; Zo Cserna; John Liparelli. Not attending: Donna Calhoun and Barbara Mason. A total of eighteen (18) Members of the Association attended in person. Eleven (11) proxies represented members not attending. Paul Justice from PMI Treasure Valley attended.

Twelve handouts were distributed, including: a graph of **2025 Bank Holdings** by month along with a graph of **2025 Reserve Balances** by month; end of year **2025 Balance Sheet**; the year **2026 Budget**; **2025 Income vs Expense** document; architectural floor plan for **Pool House Remodel**; a **Survey of MPC Boundary** lines including **Camel Back Lane** (CBL); photo illustrations showing **Encroachment of Townhomes** constructed past the end of CBL.

President Larry Howard called the meeting to order at 6:15 pm. A quorum was present.

A reading of the Minutes of the 2025 Annual Meeting was waived.

Larry began the meeting by speaking about graph handout, displayed on the monitor, showing **Bank Holdings** on **January 2025** of **$74,335** and ending **December 2025** of **$138,992**. A corresponding graph showing a continuous **increase in Reserves was emphasized** beginning **January 2025** of **$50,927** and ending **December 2025** of **$113,842**. The Balance Sheet by PMI in February 2026 was then shown as Bank Holdings and the Reserves continuing to increase.

Number of Directors. A **Motion was made** and seconded **to change the number of directors to five (5)** with this to become effective when approved. The Motion was **carried by Majority Vote of the Association.**

Election of Board Member. Since no other candidates for election to the one (1) open Board of Directors position had come forward, **Larry Howard was re-elected for a second three years by ACCLAMATION.**

Removal of Directors. Ballot propositions to remove John Liparelli and to remove Donna Calhoun from the Board of Directors was handed out to the Members of the Association in attendance and to the holders of proxies representing Members not in attendance, as described above. Votes were announced and recorded for removal of John Liparelli as a Director, with twenty-four (24) YES votes and four (4) NO votes. Votes were announced and recorded for removal of Donna Calhoun as a Director, with twenty-five (25) YES votes and four (4) No votes. **John Liparelli** and **Donna Calhoun** were then officially **removed as Directors by Majority Vote of the Association** effective immediately.

Financial Report. Paul Justice from PMI presented the End of Year 2025 Balance Sheet and corresponding 2025 Income Statement of Budget vs Actual. The **2026 Budget** handout was reviewed. Questions were asked by members and answered.

Special Projects: RoofDeck Project update. Larry explained the repairs required to the support structure of the deck. The west edge and the east edge of the deck are compromised, severely so in several areas by water intrusion and years of deferred maintenance. Subsequently, an architectural floor plan was projected, detailing modifications to certain rooms below the deck to enhance its square foot utilization. This area is now designated as the **POOL-HOUSE.**

Improvements are planned to the existing north dressing room, including the installation of a new shower and other necessary upgrades. The current storage room and the adjacent south changing room have the potential to be purposed as well. The plan also shows a redesign of the previous sauna area to accommodate a standalone, self-contained sauna.

Special Projects: Asphalt repairs. Repairs were discussed, specifically for the parking lot of MPC and the repairs required on Camel Back Lane. Larry initiated the **MPC parking lot repair** discussion by highlighting the location of the trash dumpster enclosure at the west end of the double carport and a previous trial location at the east side of the double carport. Dumpsters had been placed there to eliminate the trash trucks from circling the parking lot and causing damage to the asphalt. The **repairs to Camel Back Lane**, owned by MPC, were then discussed in conjunction with the Parklane apartments and the Townhomes. MPC is responsible for the maintenance of Camel Back Lane with shared cost of 66% by Parklane, 5% by the Townhomes, and 29% by MPC.

New Business: Townhomes Encroachment on Mountain Park Condominiums Property. A survey, distributed as a handout of the boundaries of Mountain Park Condominiums, revealed an encroachment on the property of the Condominiums. The survey, conducted by Briggs Engineering in December 2025, indicated the area occupied by **Camel Back Lane**, a portion of the MPC property, extends from 15th Street and **terminates within the structure of two townhomes** on the west end of the Townhome development.

Discussions with the Townhomes regarding this situation have commenced. The Townhomes have proposed a lot line adjustment, as illustrated in the photographs, provided in the handouts.

It is imperative that any change to the property boundaries of MPC be approved by the Membership of the Association. This matter was brought to the attention of the Membership during this meeting.

Larry has indicated his intention to continue discussions with the Townhomes to develop a suitable solution and present it to the Association for approval.

Question and Answers. The Q&A session was well-attended and featured a series of inquiries regarding the Townhomes encroachment issue, including suggestions for resolution. The discussion then primarily focused on the repair to CBL and other inquires related to the RDP Update.

As the library's closing time approached, the question and answer session concluded.

The meeting was adjourned at 7:55 pm.

Byron Minton
Secretary/Treasurer