

MINUTES

Mountain Park Condominiums Owners Association

Election of Officers, RDP Update, Committees for RDP and for Beautification — April 8, 2026
Pool Deck — 6:15 - 7:20 PM

On Wednesday, April 8, 2026 a meeting of the Board of Directors of Mountain Park Condominiums was held on the deck overlooking the pool.

Agenda

- 2026 Election of Officers
- Update on the RoofDeck Project (RDP)
- Committee for the RDP
- Committee for Beautification

On April 5th, an email announcing the meeting was sent to all board members. The membership was notified of the meeting on April 7th by email and invited to attend as observers.

Attending in person were five (5) board members: Larry Howard; Byron Minton; Barbara Mason; Jason Almerico; Zo Cserna. Four (4) unit owners attended.

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

Election of Officers. As given in Article 4 of the Bylaws, the Principal Officers of the Association are elected annually by the Board at their first meeting after the Annual Meeting. Results of voting are as follows:

- **Larry Howard** was re-elected as **President**
- **Barbara Mason** was elected as **Vice President**
- **Byron Minton** was re-elected as **Secretary/Treasurer**

Update on the RoofDeck Project. Larry reviewed recent work that replaced calking along the east edge of the deck to evaluate water leaking that had become evident in areas down the retaining wall after sections of sheetrock were removed in the rooms below the RoofDeck. After several rains, observation showed a reduction in the amount of water intrusion but not a complete cessation. The purpose of holding this meeting on the deck was also to visually call attention to cracking of the deck concrete in determining possible water intrusion.

The original waterproof membrane was noted to still be intact after visual inspection became possible with removal of the ceiling in those rooms. Discussion was held regarding the possibility of leaving the existing concrete in place along with the fence. Structural Engineering Consultants (SEC) has given a positive opinion as to integrity of truss and joists system in place and the possibility to repairing areas of rot along the western edge and upgrade the flashing after replacing fascia boards.

Committee for the RDP. Carl Fisher was introduced as chair of the RDP Committee and continued discussion of the RDP with a focus on renovation of rooms of the PoolHouse. A hand out showing the full scope of the project as envisioned was discussed. Questions were asked and explanations were given to all in attendance with an evident enthusiasm for full development being expressed and a timeframe requested.

Committee for Beautification. Gary Barker was introduced as chair of the Beautification Committee and explained his role as coordinator of landscaping for the areas adjacent to the three buildings, as may be desired by the residents of each building. Funding for such projects will be provided by the Board with individual unit owners in each building encouraged to participate by contributing ideas and/or work toward such improvements.

The meeting was adjourned at 7:20 pm.

Byron Minton
Secretary/Treasurer