

MINUTES
Mountain Park Condominiums Owners Association
Election of Officers — May 15, 2025
Downtown Library Auditorium — 6:35 - 7:30 PM

On Thursday, May 15, 2025 a meeting of the Board of Directors of Mountain Park Condominiums was held in the Auditorium of the downtown library.

Agenda

- Election of Officers
- Hillside Improvements
- Carpet Cleaning
- Insect/Pest Control
- Landscaping
- Committees
- Drain Pipe Extension
- Expense Efficiency

On May 12th, an email announcing the meeting was sent to all board members. The membership was notified on May 14th and invited to attend as observers.

Attending in person were three (3) board members: President Larry Howard; Secretary/Treasurer Byron Minton and John Liparelli. Attending by phone was one (1) board member Jason Almerico. Not attending: Barbara Mason; Donna Calhoun and Zo Cserna. One (1) other unit owner was in attendance.

Secretary/Treasurer Byron Minton called the meeting to order at 6:35 pm. A quorum was present.

Hillside and Lawn. A projected photo of current hillside improvements opened the meeting. Additional information was given on cost savings from earlier years. Lawn mowing was last done Saturday, May 10th and will continue every Saturday.

Election of Officers. As given in Section 4.2 of the Bylaws the election proceeded.

A Motion was made and seconded to retain the current Officers of the Board and extend their one year term. The Motion was carried by Majority Vote.

Carpet Cleaning. Estimates provided by two companies last October, but not acted upon, were handouts to those attending in person. A company and contract will be given shortly.

Insect/Pest Control. Jason recently pointed out a need for control of insects outside building 1420, possibly causing damage to the siding. Jason gave additional information by phone at the meeting. Larry has authorized a one-time spraying at all three buildings for the cost of \$220. Regular follow-up spraying was tabled for future consideration.

Landscaping. Two photographs were projected of work, which has been undertaken by John in building 1415 and Judy in building 1419 at those locations. Options for unit owners in their respective buildings to determine landscaping wants and needs at their locations was considered. Some funding may be provided. Discussion tabled for future meeting. Information was given as to how committees may be formed to direct such efforts by unit owners in each building.

Committees. A photo of Article 5 Committees and Section 5.2 Other Committees was projected. Other Committees may be appointed by the President and composed of Members of the Association. This was shown as the method by which options for determining landscaping around each building may be undertaken by unit owners at their locations.

Drain Pipe Extensions. Two photos were projected of the black drain pipe extension for the gutter at the corner of building 1420, installed recently by Jason. He pointed out the horizontal slope of the pipe needed to be greater to improve drainage flow. This could be achieved by going underground as oppose to the current surface location. Discussion was tabled for future meeting.

Expense Efficiency. A discussion was held regarding a more productive way to authorize payments for needs that arise on occasion, in a way that will be time-efficient for the President and the Treasurer, and as may be required by time restraints for the situation at hand.

A Motion was made and seconded authorizing the President, at his discretion, to execute such expenditures as they *may* arise, as long as the amount of any such need is not to exceed \$1,000. The Motion was carried by Majority Vote.

Two signatures, one of the Treasurer and one of PMI management, on checks for such payments would serve as oversight. Board pre-approval will not be required, however the Board will be informed when such payments are made.

The meeting was adjourned at 7:30 pm.

Byron Minton
Secretary/Treasurer