

MINUTES

Mountain Park Condominiums Owners Association RoofDeck Presentation, Property Line Location — October 5, 2025 Pool Area — 6:30 - 7:30 PM

On Sunday, October 5, 2025 a meeting of the Board of Directors of Mountain Park Condominiums was held at the pool area.

Agenda

- RoofDeck water damage issues
- Property Line Location

On October 1st, an email announcing the meeting was sent to all board members.

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

President Larry Howard called the meeting to order at 6:30 pm. A quorum was present.

RoofDeck. A visual presentation was given by Larry showing an area above the sauna window where the exterior fascia board had been removed to visually expose the wood support structure of the concrete RoofDeck. Except for degradation of the wood supporting structure directly behind the removed fascia, further into the interior the wood structure seemed undamaged.

It would appear, the metal flashing above the fascia board was not installed at a sufficient angle to deflect rain water from the fascia causing channeling behind the fascia board. Other major water damage was determined to be caused by similar failure of the flashing through the west side of the RoofDeck.

A section of the storeroom wall was then shown to all. The wall sheetrock had been removed, behind which is a concrete retaining wall. This wall is at the edge of the asphalt of the parking lot. Above, where the asphalt meets the concrete at the beginning of the Roof Deck, that interfaced has an old seal of caulking.

It was determined by visual observation that the source of water intrusion into the storeroom below at that location was likely due to damage or failure of the caulking at this juncture.

Action Steps for RoofDeck.

- Repair all caulking along the east edge of the Roof Deck
- The major water damage to the wood supporting structure of the RoofDeck at the area above the sauna window is to be inspected by selected professionals as soon as possible
- Repair of failed flashing is to be addressed after such professional inspection
- Based upon findings, repair and replacement may be deferred until suitable spring time weather

Property Line Location. The south property lines on the hillside below buildings 1415 and 1419 were identified and marked with iron stakes in the summer of 2023.

The **west property line**, which matches the curvature of 15th Street has not been identified.

Action Step for Property Line.

- Seek surveying assistance to determine the 15th Street property line

The meeting was adjourned at 7:30 pm.

Byron Minton
Secretary/Treasurer