

MINUTES
Mountain Park Condominiums Owners Association
RoofDeck Engineering Presentation — October 23, 2025
Pool Area — 6:15 - 7:15 PM

On Thursday, October 23, 2025 a meeting of the Board of Directors of Mountain Park Condominiums was held on the deck overlooking the pool area.

Agenda

- Presentation of a structural engineering report
- Options regarding the RoofDeck

On October 21st, an email announcing the meeting was sent to all board members.

Attending in person were six (6) board members: Larry Howard; Byron Minton; Jason Almerico; Barbara Mason; Zo Cserna and John Liparelli. Not attending: Donna Calhoun.

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

Structural Engineering Consultants (SEC). A review of the letter and related information submitted by SEC upon request by Larry was given to each board member. An analysis of the supporting structure and the top surface of the RoofDeck from an engineering standpoint began with an onsite visit by Steven Cornwell, P.E. In addition to the concrete surface, he was able to have a direct view of the wood supporting structure in several areas where fascia boards and ceiling boards had been previously removed in selected areas to expose the wood “I-joint” where water damage and rot to the wood was apparent.

One finding in particular was the type of wood material used in the supporting structure became approved for such use after the early 2000’s, long after the early 1980’s construction of the three condominium building and the pool areas with the associated rooms below the deck, which serves as the roof over those rooms.

To add a historical prospective, a current unit owner who purchased her unit prior to the year 2000, in conversation with Larry indicated a board decision had been made, to which she had raised concern, to use concrete as the surface of the RoofDeck. As she related, cracking of the concrete began soon after. Multiple attempts over the years have been made, at significant cumulative cost, for ineffective repairs.

Options for Repair of the RoofDeck. The discussion then focused upon the concrete surface of the RoofDeck. The consensus of opinion by board members was that the existing concrete should be removed and replaced with a more suitable material. Removal of the concrete would then allow for a more detailed inspection of possible unseen water damages to the supporting wood structure and where repairs would be necessary. Removal and reattachment of the existing fence to the deck would be necessary.

Additional Options. Removal of the RoofDeck concrete surface was discussed. Options for removal of certain rooms below was then given consideration. The pump room for the pool equipment would remain the same. The storage room may be reduced in size. By doing this, from an elevation view, the concrete retaining wall where the parking lot ends would become the back wall of an enlarged pool area with the existing fence reused in a straight line at the top of the retaining wall. The enlarged, open-to-the-sky areas could then become used for a number of things such as a free standing sauna. Questions would arise in the CC&Rs regarding such a reconfiguration.

Determining source of water intrusion. As presented at the October 5th board meeting, there are various sources of water intrusion. One in the storage room comes downward from the parking lot's concrete retaining wall. The surface caulking where the asphalt of the parking lot joins concrete of the RoofDeck is possibly a source of water intrusion. Another area of water intrusion is into the western edge of the RoofDeck's wood support structure associated with improper installation of flashing along that location.

Action Steps

- Repair all caulking along the east edge of the Roof Deck prior to a wet winter and assess the result
- Determine the cost for removal of the existing concrete
- Decide to keep the existing "footprint" of the RoofDeck as in the plan view and rooms below or
- Discuss the Additional Options
- Develop a stepwise plan and cost for implementation of both the above points for comparison

A sense of urgency was conveyed to board members. The RoofDeck project has now been shown, through outside engineering expertise, to be one requiring a permanent solution as opposed to the previous ineffective attempts, which has led to the problems of this time.

It is the responsibility of the current board—with support from the Membership—to understand the existing problems then develop and undertake a solution.

The meeting was adjourned at 7:15 pm.

Byron Minton
Secretary/Treasurer

Enclosure: SEC Report



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October 20, 2025

Larry Howard
MtnPark HOA
1419 W. Camelback Ln.
Boise, ID 83702

Subject: 1419 W. Camelback Ln Site Observation – Pool House Roof Framing

Larry,

On Friday October 17th I met with you at the pool house structure at the common area for 1419 W Camelback Lane in Boise, Idaho. The purpose for the visit was to observe damage you had uncovered when trying to resolve water intrusion issues. The pool house consists of men's and women's changing rooms, a sauna, and some storage and equipment rooms. The rooms are effectively a daylight basement with a retaining wall against the parking lot on the east side. The roof is wood framed joists supported on the west (pool) side. It is supported by a wood framed wall at the front of the pool house. And beams as the roof structure reaches further out past the front of the pool house. The roof joists are sheathed with OSB boards, some type of a membrane, and approximately 3" of concrete as a wear surface over the top. The parking lot is adjacent to the concrete over the roof, but the roof does not support vehicle loads. According to your knowledge of the pool house structure, it was built around 1980.

When I arrived on site there were various areas where finish and fascia had been removed to allow for visual inspection of the framing and to allow for a determination of the level of damage. The areas selected for finish to be removed were chosen due to there being visible water spotting at those finishes. Indicating areas of structural concern. These areas were chosen by you and your disaster clean up contractor used for the demolition work. I don't have any issues with the areas selected and feel they provide a good sample of damage in the structure. This observation report is limited to the areas I was able to observe. When repair work is undertaken, there may be new areas with damage uncovered that can be evaluated at the time that the remaining finishes come off.

There were several areas visible where there was some level of damage. The joists over the sauna have substantial deterioration of the wood in the bottom flange of the joist at the west bearing end. Finishes weren't removed at the parking side. But what I could see by shining a light to the east bearing end, it appeared that there was no, or much less substantial damage at that end. There are areas of water damage in the south equipment room at the east end joist bearing. The damage is medium level, but enough that the joists in this area should be replaced. Bearing capacity of these joists at the retaining wall is clearly reduced. Joists at the north and south end of the sauna that continue out to the covered area deck have webs that have completely rotted away. This will require opening up and replacing some of the framing outside of the pool house into the covered area framing. It was not easy to view from my angle, but any wall plate that is water damaged and has rot at joist bearing should be replaced with new solid bearing wood material.

One of the leading drivers of this damage is the concrete over wood and long term performance of the water proofing membrane between the concrete and OSB wood decking. There is also the issue of how this system is flashed to get water to run off of the structural framing and to drip outside of the framing. If water can't get away from the structure there will be additional damage. The concrete layer is cracked and allows water through. This is normal with concrete in all forms. It is expected to crack as it's strong in compression, but



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weak in tension. When water runs through it is held against the waterproof membrane. Over time the membrane will fail. It has a finite life span and the membrane is likely well past that. There is some question in my mind about the time frame of the structure. According to your recollection the structure was built around 1980. But there are products that were visible at the sauna area including iLevel OSB sheathing and FBS wood I-joists. To the best of my knowledge the iLevel OSB wasn't a brand for wood products until the early 2000's. This tells me that repairs of this area have occurred previously. If repairs have just been patched together over the years, the likelihood of proper tie in and water proofing being done correctly is lower in my mind.

Going forward obviously the deteriorated bearing at the joists needs to be dealt with. This will involve removing areas with bad joists and replacing them. This is a little difficult due to the existing plumbing in the roof structure. But there is no good way to splice a new section on to an existing wood joist. I recommend seriously considering full removal of the concrete layer. This will allow you to inspect for other areas that have suffered deterioration so you can make repairs as needed. This will also allow you to work with a waterproofing contractor to install a complete system, that is well thought out and works as a total system. Water in continuous contact with wood structures is the most sure fired way to cause structural damage. It also seems to me that high humidity from the sauna has accelerated deterioration at this area. Investigation of how to properly exhaust humidity from the sauna to prevent future damage could be prudent. Also, it would be wise to investigate topping systems that are an alternative to concrete. Concrete is a great wear surface, but you can count on it cracking and allowing future water intrusion onto the new waterproof membrane.

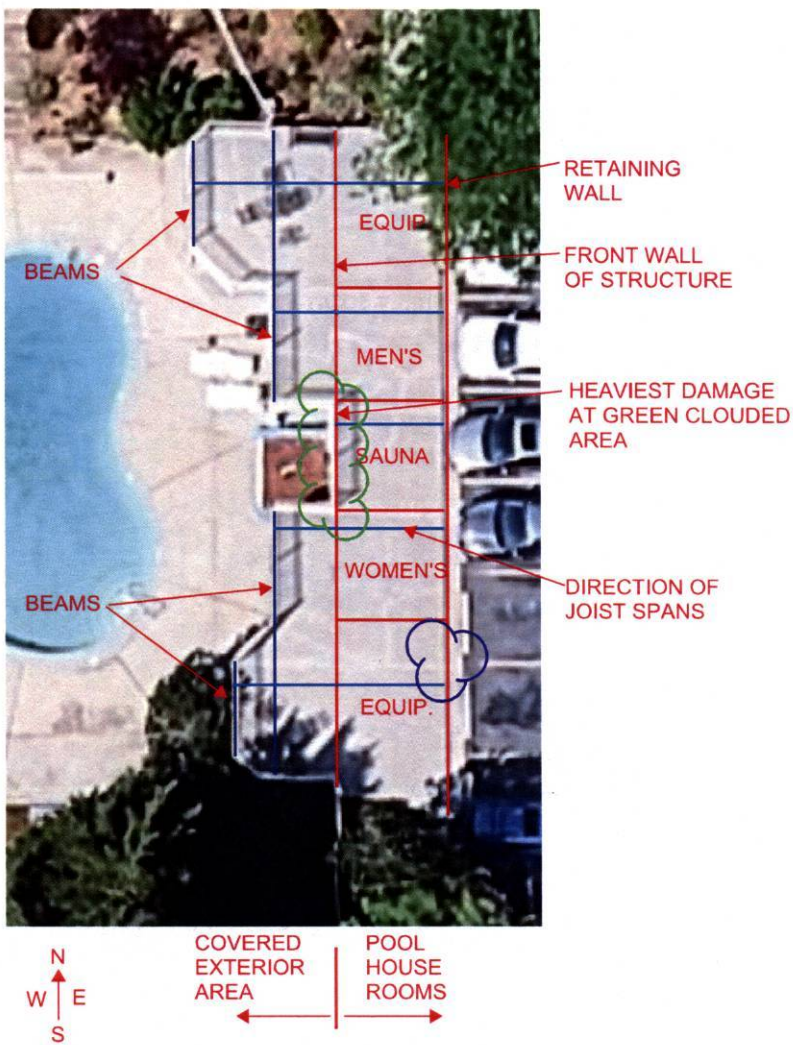
Let me know if you have any questions or comments.

Sincerely,

Steven L. Cornwell, P.E.
Structural Engineering Consultants
S251166



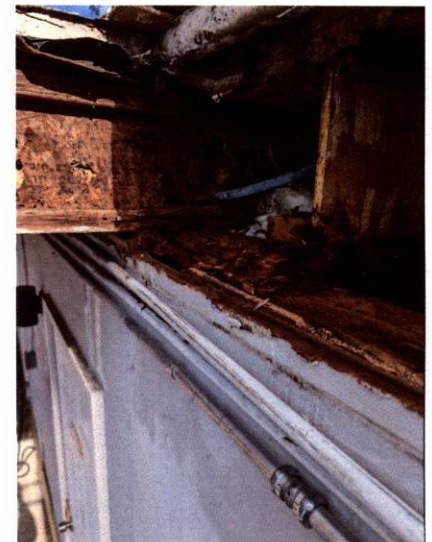
Digitally signed by Steven L. Cornwell
Date: 10/20/2025



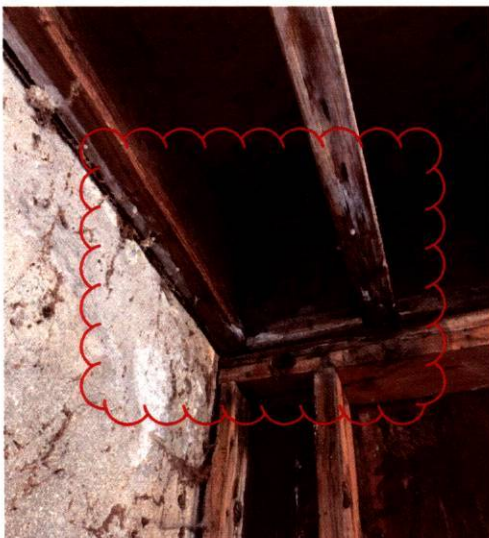
PLAN VIEW OF POOL HOUSE



JOIST BEARING DAMAGE AT SAUNA



JOIST WEB DAMAGE AT SAUNA NORTH SIDE



JOIST BEARING DAMAGE AT INTERIOR



DECK, WEB, AND PLATE DAMAGE AT SAUNA