

MINUTES

Mountain Park Condominiums Owners Association Fire Alarm Panels Project — Funding Policy — November 2, 2024 Pool Area — 1:15 - 2:15 PM

On Saturday, November 2, 2024 a meeting of the Board of Directors of Mountain Park Condominiums was held on the roof deck overlooking the pool.

Agenda

- 1420 Fire Alarm panel improvement
- 1419 Fire Alarm panel improvement
- Funding Policy for the project

On October 28th, an email announcing the meeting was sent to all board members.

Attending were six (6) board members. In person: Larry Howard; Byron Minton; Jason Americo; Zo Cserna; John Liparelli. Attending by phone: Donna Calhoun. Not attending: Barbara Mason.

President Larry Howard called the meeting to order at 1:15 pm. A quorum was present.

Fire Alarm Panel Project. Board members were given printed copies of two **proposals by Apex Integrated Security Solution**, a provider and installer of same brand of fire alarm panels currently in **buildings 1420 and 1419**. The two proposal were the same except for location. Also given was the Apex Commercial Services Agreement, consisting of an **Annual Fire Alarm Inspection and Commercial Fire Alarm Monitoring**.

The system in building 1420 is non-functioning at this time. The system in building 1419, although functioning, is the same age, circa 1982, and has an increased possibility for future failure.

A 2024 revision to the National Fire Code took effect in January but the State of Idaho had not yet adopted this more stringent code. The discussion included acceptance of the 1419 Proposal for panel improvement in building 1419, prior to Idaho's adoption of the 2024 National Fire Code.

The combined **cost of the two Proposals** for the panel improvements is **\$7,848**.
The **cost of the Commercial Services Agreement** is **\$790 annually for each building**.

A motion was made and seconded for Larry Howard to signing the two Proposals and the two Commercial Services Agreements. The motion was **carried by majority vote of six**.

Funding Policy. Next a discussion was held regarding a **Funding Policy for the project**, emailed to board members prior to the meeting. In order to retain a suitable amount in the Reserves Fund, the proposed Funding Policy is **one-third (1/3) of the \$7,848 coming from the Common Area Reserve Fund and two-thirds (2/3) coming from a Special Assessment** to all unit owners. The one-time amount to be paid by each unit owner will be \$145, which can be paid over four months at \$36.25 per month.

A motion was made and seconded to adopt this Funding Policy for the Fire Alarm Panels Project. The motion was carried by a majority vote. Donna Calhoun and John Liparelli voted against the Funding Policy.

The meeting was adjourned at 2:15 pm.

Byron Minton
Secretary/Treasurer