

MINUTES
Mountain Park Condominiums Owners Association
Sewer Line Project — Funding Policy — November 16, 2024
Pool Area — 1:00 – 1:30 PM

On Saturday, November 16, 2024 a meeting of the Board of Directors of Mountain Park Condominiums was held on the roof deck overlooking the pool.

Agenda

- Choose between two plumbing companies to repair the main MPC sewer line
- Authorize negotiation of a final Contract for Services
- Approve a Funding Policy for project

On November 12th, an email announcing the meeting was sent to all board members.

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

President Larry Howard called the meeting to order at 1:00 pm. A quorum was present.

Sewer Line Project. On the evening of Sunday, November 3rd the **main sewer line** servicing all three buildings began to **overflow** at a cleanout mid-way on the hillside below building 1420. Board members were emailed **two Estimates for repair to the sewer line** and photos of the location.

Perfect Plumbing responded first the next day with a line-cleaning tool, which was insufficient to clear an obstruction in the line. **Beacon Plumbing** was called to use a hydro jet device with camera attachment. The device was unable to move past an obstruction of the line at a point across Camel Back Lane on the property of the apartments managed by Parklane Management Company. The distance from that point to the sewer line of the City of Boise under 15th Street was about twenty feet. Then, a city work crew was successful in opening the line, which eliminated the overflow down the hillside to 15th Street.

The camera in the pipe had revealed a separation of the pipe, which had allowed tree roots to grow into the line. Parklane Management Company had been notified of the situation and a verbal approval was given to proceed with the proposed work to include an excavation at the site of the pipe damage and blockage.

Perfect Plumbing and Beacon Plumbing were considered for doing the repair work then Larry was authorized to negotiate a final Contract for Services. **Beacon Plumbing was chosen.**

The **cost of the Beacon Estimate** as written was **\$7,120.50**, which would be **inclusive of previous work** by Beacon for the unsuccessful attempt to clear the line.

A motion was made and seconded for Larry Howard to take the lead on the Sewer Line Project. All six board members authorized Larry to move forward to negotiate a final Contract for Services with Beacon Plumbing. The board will then vote to approve the final contract.

Funding Policy. In order to continue to build the Reserves Fund, the proposed funding policy is **one-third (1/3) of the \$7,120 estimate coming from the Common Area Reserves 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 \$132, which can be paid over four months at \$32 per month.

A motion was made and seconded to use the previously established Funding Policy for the Sewer Line Project. The motion was carried by majority vote.

The meeting adjourned at 1:30 pm.

Byron Minton
Secretary/Treasurer