MINUTES

Mountain Park Condominiums Owners Association
2025 Budget & Calendar Year — Funding Policy & Reserves — December 16, 2024
Downtown Library Auditorium — 6:15 - 7:30 PM

On Monday, December 16, 2024 a meeting of the Board of Directors of Mountain Park Condominiums was held in the auditorium of the downtown library.

Agenda

- 2025 Budget with no dues increase
- Change the Fiscal Year to coincide with the Calendar Year - Article 18.1
- Funding Policy for large projects as 1/3 from reserves 2/3 from a special assessment
- Reserve Study
- Snow removal and winter services

On December 11th, an email announcing the meeting was sent to all board members. The membership was notified of the meeting on December 14th by email and inviting to attend as observers.

Attending in person were five (5) board members: Larry Howard; Jason Americo; John Liparelli; Byron Minton and Barbara Mason. Not attending: Donna Calhoun and Zo Cserna. Two (2) unit owners attended.

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

Motions were made and seconded **on the following.** All Motions were **carried by Majority Vote.**

- 2025 Budget with NO increase in monthly dues—Approved (5/0)

- Clarification of the Fiscal Year is to be the Calendar Year, Jan thru Dec—Approved (5/0)

- Funding Policy to be 1/3 - 2/3 for projects of $2,500 or greater—Approved (5/0)

- Article 18.2 Preparation of Budget "Make suitable provision for accumulation of reserves" and "Discussion to move forward" with a Reserve Study by obtaining estimates—Approved (4/1)

- Curtis Winter Services Agreement—Byron Minton is to handle this winter season's snow removal and deicing project—Approved (4/0) John had left early.

  Three entities are involved: 1) Parklane Management for the Apartments; 2) Mountain Park Townhomes Association; 3) Mountain Park Condominiums Association.

  Two locations are involved: 1) Camel Back Lane—owned by MPC; 2) the combined parking lot areas of the Condominiums and the Townhomes, less parking spaces.

MPC pays Curtis invoices, then is reimbursed as a shared percentage of those payments.
Camel Back Lane, shared cost is 66% for Parklane; 29% for MPC; 5% for the Townhomes.
For the combined parking lot areas, MPC pays 70% and Townhomes reimburses 30%.

The meeting was adjourned at 7:30 pm.

Byron Minton
Secretary/Treasurer