

MINUTES

Mountain Park Condominiums Owners Association Boundary Update, RoofDeck Rooms, HotTub Rules, 30-30-612 — December 16, 2025 Collister Library Catalpa Room — 6:40 - 7:55 PM

On Tuesday, December 16, 2025 a meeting of the Board of Directors of Mountain Park Condominiums was held in the Catalpa meeting room at the Collister library branch.

Agenda

- Property Boundary Monuments Update
- HotTub Report and Rules
- RoofDeck Building Project (RDP) – Rooms and Sauna
- Idaho Statue 30-30-612 vs 30-30-613
- Article 17. Authority of the Board – Section 17.5. Protection of Property

On December 10th, an email announcing the meeting was sent to all board members. The membership was notified of the meeting on December 11th by email and invited to attend as observers.

Attending in person were five (5) board members: Larry Howard; Byron Minton; Jason Almerico; Barbara Mason and Zo Cserna. Not attending: John Liparelli and Donna Calhoun. One (1) other unit owner attended.

This meeting, in part, was a continuation of the topics presented in the previous board meeting of November 25th with updated information attained after that date.

President Larry Howard called the meeting to order at 6:40 pm. A quorum was present.

Snow Removal. To begin the meeting Larry gave a brief statement regarding snow removal and Winter Services performed on MPC property, the Townhomes and Camel Back Lane, this having been overseen the two previous winter seasons by Byron Minton. The board was asked to approve the same for the 2025-2026 winter season and so approved.

Property Boundary. The curved west property boundary line along 15th has been marked with wood stakes at 90-foot intervals. Progress going forward is to be determined. Larry referenced a Briggs Engineering report and drawing that indicated **Camel Back Lane**, begins at 15th Street and **terminates within the structure of the west end of the Townhome development.** This is within the property boundary of Mountain Park Condominiums. The Mountain Park Townhomes Association is aware and a discussion will be held to resolve the issue.

HotTub Report. The HotTub was delivered on the morning of December 12th and installation began. On the 16th, Superior Solutions added the proper amount of chemicals and started the heater. The pumps will need to operate for a period of time for a final evaluation prior to use. HotTub Rules will be forthcoming and board member Barbara Mason will oversee the HotTub operation protocol and use.

RoofDeck Building Project. The October 23, 2025 board meeting was for the purpose of presenting a report by **Structural Engineering Consultants (SEC)**, requested by Larry Howard as President after his visual presentation to the Board during the meeting of October 5, 2025. Minutes of these two meetings record the preliminary presentations. The SEC report detailed the problems found with water damage and deterioration of the wood support structure of the RoofDeck and the concrete surface above. **Recommendation were made in the report.**

As a follow-up to the October 5th board meeting, **Larry as Project Manager** for the **RoofDeck Restoration Project (RDP)**, updated board members who attended the meeting with discussions he had with three companies specializing in moisture mitigation, construction and engineering. During November 12th board meeting, a list of Forward Looking Projects was presented with focus being upon RDP. Larry was again confirmed to be the RDP Project Manager. In that capacity, during the November 25th board meeting, Larry initiated a preliminary discussion to establish a procedure for handling the repair work and the timeframe and also touching on the structural requirements, then an overview of the rooms below. Again at the November 25th board meeting, Larry was acknowledged as the person most capable of moving the RDP forward as the Project Manager to interface with contractors, engineers and cost estimators then inform board members with his evaluation and recommended way to proceed for this springtime project.

Discussions which began last board meeting regarding the area below the RoofDeck continued at this meeting with the following decisions:

- 1) The Pump Room configuration and use will remain the same. The unused heater for the pool will be removed. Clean-up trash and organization of remaining useful items will be done.
- 2) The next room, now the men's changing room, will be remodeled and become all gender use.
- 3) The next area containing the existing wood Sauna will be upgraded to house a self-contained sauna. Several models were briefly presented last meeting. A selection is to be announced.
- 4) The next area, now the women's changing room will be decommissioned. The area will become available for future use as to be determined.
- 5) The remaining area, now the Storage Room for various things, including the pool cover will remain for such use.

A Motion was made and seconded to **approve all the above.** The Motion was **carried by Majority Vote.**

State Statute 30-30-612 vs 30-30-613.

After review and discussion **the Board, by Majority Vote, determined that 30-30-612 supplants 30-30-613** and best facilitates the operational needs of the MtnPark Association.

Article 17. Authority of the Board – Section 17.5. Protection of Property.

By Majority Vote, the Board recognized Article 17 – **Section 17.5 to be the superseding guide regarding maintenance and repair issues.**

The meeting was adjourned at 7:55 pm.

Byron Minton
Secretary/Treasurer