

Parkplace HOA Budget meeting

November 15 2023

Meeting commenced via Zoom at 3pm

Board members present:

Quinn Van Order President

Valerie Aube Treasurer

David Owen Secretary

Kerri DeArmas, Nash property management was presenting

Kerri presented 2 spreadsheets laying out the budget for 2024. One budget was without a special assessment and the other included a \$36k special assessment.

Discussion for the special assessment involved the immediate need for a roof replacement at 19730. This roof has failed and water has been intruding to the upstairs unit at 202.

There was a discussion regarding how to proceed going forward on the various critical maintenance projects facing the HOA in the foreseeable future. The 2 paths discussed were:

1. Addressing individual projects one at a time with separate contractors, basically a piecemeal approach, or
2. Hiring an engineering firm to assess the totality of maintenance and repair issues facing our homes.

Discussion on option 1 revealed a number of pitfalls; namely the distinct possibility of not finding important issues if only the most obvious ones are addressed, leading to more expensive repairs and potential liability.

Discussion on option 2 concluded that having a professional wholistic approach to our maintenance and repair needs would not yield any surprises in the future and give us a clear unambiguous path forward.

The point was made that since the buildings are 20 years old, with deferred maintenance, construction flaws already discovered and our proximity to wetlands, that a professional engineering assessment would be the clearest most responsible path. It was also pointed out that option 2 would help us secure a loan in the future.

Kerri suggested 2 companies other than J2 which was not recommended by management. We will decide at a future date which company to use when they give us a ballpark estimate for services.

A motion was made that we pursue option 2 in the coming year of 2024. This was seconded and passed unanimously

A motion was made to present the special assessment budget to the HOA. It was

seconded and passed unanimously.

We also voted to move forward with gutter cleaning from Chinook based on their proposal of \$880, besting the alternative proposal. This estimate was for one visit. We will be accepting an estimate for cleaning 3 times a year. It was noted that the downspout on 19726 needs extra attention as it is blocked.

There was also discussion about amending the CCR to accommodate newer technologies like heat pumps and electric car charging stations. The later is already required by law. There was discussion about allowing homeowner occupied units to allow rental of a room long term. This would not include short term hotel like rental. Amending the CCR will be addressed at a later date.

Meeting concluded at 4:47pm