

Parkplace HOA meeting April 7th 2025

Meeting commenced via Zoom at 6pm

All officers were present plus one home owner.

A vote was held to ratify the previous meeting minutes of March 3rd, 2025. Motion and vote passed and the minutes were ratified.

Reserve report was noted as posted on the website. The reserve report was reviewed briefly with the caveat that our future plans involving the insurance lawsuit and potential loan will make some items change significantly. This reserve report should be viewed as a document whose numbers will change in the future.

There was a discussion about water heaters and potential damage of a failed water heater. There was a suggestion that we include an item in the re-writing of our governing documents that requires an inspection of the age of our water heaters and to limit the age of our water heaters to 15-20 years. The consensus was that there were some legal details that need to be clarified but that inclusion of water heater rules in the new governing documents is something we should be considering.

WUCIOA: Washington Uniform Common Interest Act

We discussed the new laws governing our HOA that go into effect the beginning of 2028. There were explanations of some of the new requirements as regards meetings and notifications to which we are already adhering. Also this new law will necessitate a re-write of our governing documents requiring a substantial expenditure for legal work. It is not a requirement that we amend our governing documents but if we do not do so in a manner that complies with this law, we open ourselves to litigation when our CCRs do not meet the standards of the new law.

The case was made to get ahead of this law and begin thinking about including this expenditure in our 2026 budget. There are still unanswered questions about cost which may impact our decision on other needed expenditures in 2026. The plan is to reach out to our lawyers in September to get an idea of legal cost. The consensus was to try to fund a re-write in 2026 but not to let it go past the 2028 deadline.

In the new law EV charging and heat pumps must be allowed but the cost to install is complicated. It was noted that EV chargers create infrastructure requirements that we may, in the future, find preferable to build out due to the electrical engineering required.

There was discussion about possibly suspending budgeting for the 19726 roof due to economic uncertainties that are still unfolding. This has risks such as the sudden failure of the roof and how to mitigate. This will all be discussed further during budget season.

There was a short status given on the pending insurance litigation and the upcoming

inspection to be done by the insurance company. It was emphasized that no one should speak to the inspectors while they are onsite.

It was noted the new roof at 19728 has been delayed due to weather.

Meeting concluded at 6:40pm

Signed

A handwritten signature in black ink, appearing to be 'D. Owen', written in a cursive style.

David Owen, Secretary