

## **Parkplace HOA meeting January 5th 2026**

Meeting commenced via Zoom at 6pm

All three members of the board were present. Five home owners were present.

This meeting was to review and approve items that will be included for our 2026 budget. This was not a meeting to approve the final budget which will happen in the February Homeowners meeting.

This budget represents a budget cycle of 10 months so that we can reset our budget cycle to start in October instead of December. This cycle is for March 1st to December 31st.

A review of the following items were discussed for the 2026 budget:

### Windows / Siding / Stairway Cleaning

-Displayed were the quotes for this cleaning. Evergreen was the preferred quote. \$5678.10 including tax

### Storage area rebuild

- A quote from Jack was presented as he is consistently the most economical vendor. The quote of \$12,458 included fire resistant drywall.

### Roof Savings

-We still need a new roof on 19726 and due to price increases in the industry the new quote is in the neighborhood of \$60k. We want to budget for \$10k of this roof to be set aside in reserves and budget for the remainder in the 2027 budget.

### Driveway seal and paint

-We have one quote of \$8.9K. This quote will expire before the weather will allow the work so the cost will likely change. It was agreed that we will seek more quotes in the spring and decide at that time which contractor to use. The given quote was used in the budget.

### WUCIOA

-We are budgeting for the re-write of our CCRs to comply with the new WUCIOA laws. We are not required to rewrite our CCRs but we choose to do this as it is legally advantageous. The WUCIOA goes into effect 1-1-2028 but if we wait, our legal vendor will be swamped. We feel it better handled sooner as the cost may increase the longer we wait.

### Batteries - Snow Blower

-We can not currently clear the entire parking area with our battery powered snow blower with a single rechargeable battery. We are putting into the budget \$1100 for

a one time purchase of 3 extra batteries so we can continue to clear our snow without incurring the cost of a plow.

#### Roof and Gutter Cleaning

- We are budgeting for 3 cleanings plus a onetime application of moss treatment on all buildings.

Increased electricity costs are included in this budget as these costs have increased significantly due to changes in the power industry.

A brief review of the lawsuit status/process was discussed.

#### **Votes**

- There was a vote to include the line item of siding/windows/stairwell cleaning. The vote approved the cleaning budget item.

- There was a vote to approve the proposed budget for final presentation. The vote approved the proposed budget to be presented in February.

- There was a vote to approve a \$10k transfer of operating funds into our reserves. This vote approved the transfer.

#### **Open Forum**

There were no other questions in the open forum.

The public meeting was adjourned at 7:01 pm.

Signed

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

David Owen, Secretary