

Parkplace HOA meeting April 6th 2026

Meeting commenced via Zoom at 6:05pm.

Attendance was all 3 board members and 4 homeowners.

Vote to ratify the previous month's meeting minutes was passed unanimously.

A presentation was given about the status of the basement storage rebuild. Approval was given to purchase caution paint to be used on the new elevated basement door step to alert people to a possible tripping hazard. This concrete lip was installed as an added defense against flooding.

We will be purchasing metal number tags to identify the cages 1-15.

Storage cages will be assigned next meeting via random selection. We will be sending registered mail comms to the community to encourage attendance at the next meeting for the cage selection. As stated last meeting, we will need 80% participation in a vote to change CCRs. These assignments will be part of our new CCRs. There are 2 size cages; the larger ones will go to the 3 bedroom units and the smaller ones to the 2 bedroom units. Cage 15 will be assigned to Quinn's unit 19726 #202 and he will donate the space to the HOA for utilities storage. These assignments will be included in our new CCRs.

A reminder was given regarding the previous discussion of two amendments to our CCRs when they are re-written later this year. The 2 items were banning cookers and flammables on balconies and leaving out food for animals in the common areas. A vote to approve these amendments to the CCRs passed the board unanimously at the last meeting.

A reminder was given regarding stairwell pressure washing to be done Monday April 13.

The primary sump pump failed in the past week and the process of replacing it is underway. We are currently covered by the secondary pump. The alarm is off until the primary pump is replaced.

A cursory review of the finances was given while displaying the financial charts. There were some errors in the data that we will address with management.

There will be changes in 2027 by Fanny Mae/Freddie Mac moving the required percentage of reserves to 15% of the annual budget up from 10%. This will affect our reserve study results. We will in the future need to have a discussion regarding this with our reserve study contractor and the lawyers. As we know more this will be part of our budget discussion in 2027.

Meeting adjourned 6:30 pm.

Signed

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

David Owen
Secretary